

FOR SALE

OCCUPIER / DEVELOPMENT OPPORTUNITY



- **UNIQUE OPPORTUNITY – LAST AVAILABLE DURING 1980'S**
- **SUITABLE FOR REDEVELOPMENT OR OWNER OCCUPATION**

- Location: edge of medieval Salcey Forest adjoining open countryside
- Northampton 7 miles; Milton Keynes 13 miles
- M1 J15 4.5 miles; historic Newport Pagnell & Olney both 9 miles
- Residential accommodation: 3 bedroom bungalow with garage
- Substantial commercial: two kennel blocks & outbuildings
- Ample paddocks, private gardens and parking area
- Use: Sui Generis. Suitable for change of use subject to planning
- Interest invited from both commercial & residential sectors

- Residential: 1,350 sq ft (125.50 sq m)
- Kennel Blocks: 9,334 sq ft (867.13 sq m)
- **Total: 10,684 sq ft (992.63 sq m)**

- **Site area: 3.51 acres (1.42 hectares)**

- Price: guide on application
- VAT may be applicable
- Rateable value: £22,000 (commercial); Council tax band D
- Energy performance rating: under assessment

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