

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land adjacent to The Overstone Arms

Stringer's Hill, Pytchley, Kettering NN14 1EU



Key Highlights

- Site area of 0.206 acres (0.083 ha)
- Excess car park surplus to pub requirements
- Opportunity for various uses (STP)
- Freehold unconditional and conditional offers invited

SAVILLS SOUTHAMPTON
Mountbatten House Grosvenor
Square Southampton SO15 2BZ

023 8071 3900

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Location

The property comprises land adjacent to The Overstone Arms, a traditional public house located on Stringer's Hill in the village of Pytchley, near Kettering. Pytchley is a small rural settlement in North Northamptonshire, surrounded by open countryside and farmland.

Pytchley is approximately 3 miles (4.8 km) south of Kettering town centre and about 15 miles (24 km) northeast of Northampton. The village is conveniently located near the A14, offering direct links to the M1, M6, and A1, making it well connected for both local and regional travel.

Description

The property sits on a 0.777 acres (0.315 ha) site with the pub building positioned to the very northern point of the site. The development land proposed is at the very southern end of the site and comprises 0.206 acres (0.083 ha) of a slope rising from south to north, as well as some car parking spaces which is in excess of what the pub requires to operate successfully.



Tenure

Freehold subject to vacant possession.

Planning

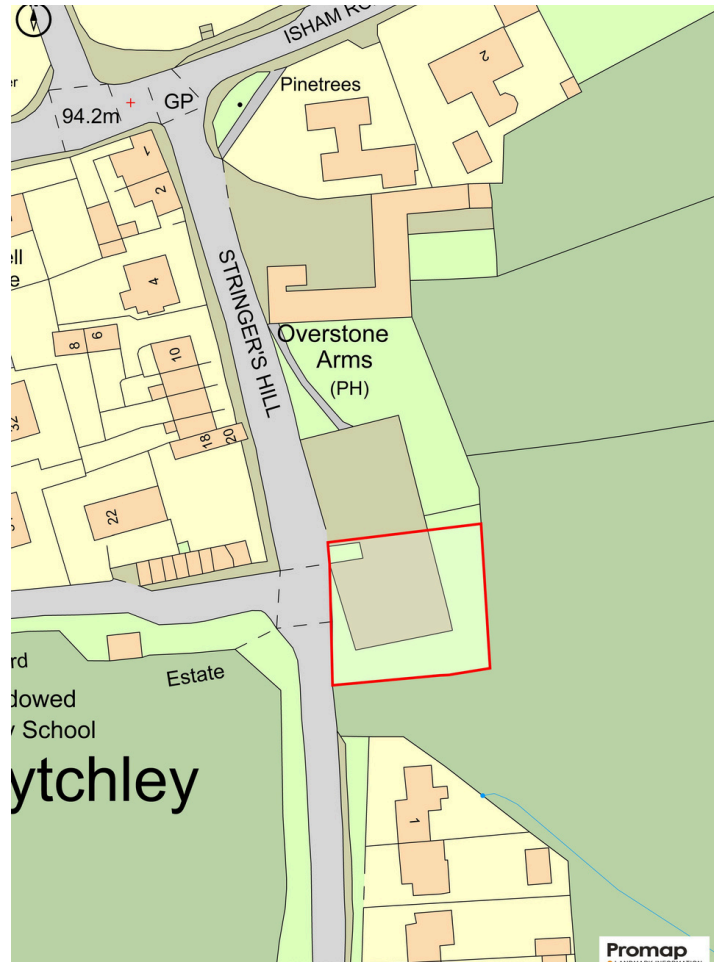
The site is located within a conservation area and a settlement boundary, but it is not within a prohibitive flood zone, and the pub itself is not a listed building. In light of the above we believe that planning prospects are good, however all parties should satisfy themselves (STP).

Local Authority

North Northamptonshire Council.

www.northnorthants.gov.uk

- _____ **Location Map** _____
- _____ **Streetview** _____
- _____ **What3words** _____



Site boundary for indicative purposes only

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Services

All parties to make their own enquiries to the serviceability to the land.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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