



Building Plot with Planning Permission

Building Plot, Church Stowe, Northamptonshire NN7 4SG



Building plot with planning permission for a contemporary residential dwelling • Plans for an eco-friendly property of approximately 5,400 sq ft (GIA) • In all about 2 acres

Local information

Church Stowe is a rural village situated in the south Northamptonshire countryside about 6 miles north-west of Towcester.

The market town of Towcester provides for everyday requirements with a range of boutique shops, banks, leisure centre, doctor's surgery and both Waitrose and Tesco supermarkets.

Milton Keynes and Northampton offer an extensive selection of shopping and leisure facilities.

Communication is excellent with M1 (J15A) about 7 miles, and A43 dual carriageway (about 6.8 miles) linking to the M40 (J10). Mainline train services run from Milton Keynes to London/Euston in about 35 minutes peak time.

Independent schools in the area include:- Winchester House Prep (Brackley), Bilton Grange Prep (Dunchurch), Northampton Independent Grammar School (Pitsford), Northampton High (girls), Thornton College (girls), Stowe, Rugby, Oundle, Oakham and Uppingham public schools.

Sporting and recreational facilities include horse racing at Towcester; motor racing at Silverstone; golf at Northampton Country Course (Chapel Brampton), Harlestone, Collingtree, and golf course, spa and hotel complex at the neighbouring village of Whittlebury; Bicester Village Retail Park; rugby at

Northampton (The Saints); theatre at Milton Keynes and Northampton.

Approximate distances:
Towcester 6 miles, M1 junction 15A 7 miles, Northampton 8 miles, Milton Keynes 19 miles, M40 junction 10 25 miles.

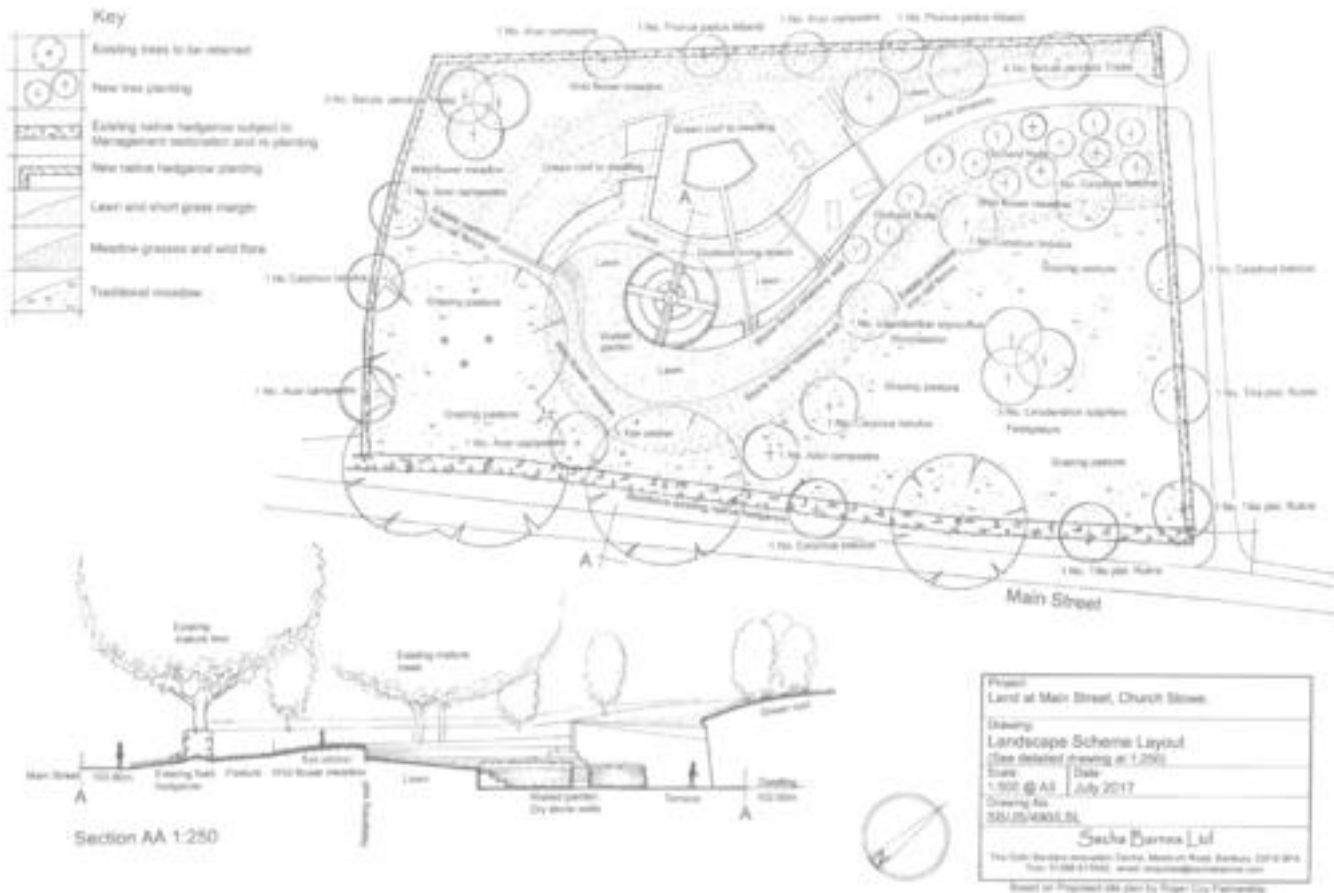
About this property

CONCEPT - In March 2012 paragraph 55 of the National Planning Policy framework provided opportunities to develop exceptional dwellings in open countryside. Paragraph 55 requires that schemes "promote the sustainable development in rural areas, housing should be located where it will enhance and maintain vitality of rural communities". With this in mind our client's architects have designed an exceptional dwelling based on landscape led architecture that reflects its context and is compliant with code 5 of the code for sustainable homes.

SITE ANALYSIS - The design is the result of 2 years of architecture and landscape designed development, site analysis and assessment of the visual impact alongside environmental design and assessment. The building orientation, form, mass, scale and siting have all been reached with consideration to existing landscape characteristics of the site.

BUILDING DESIGN - The development will significantly exceed the requirements set out





by the current building regulations for energy usage. The external walls will be formed of structural insulated panels, an energy efficient design resulting in increased insulation value which will provide the building with a stable temperature in both summer and winter.

ENERGY EFFICIENT SYSTEMS - There will be improved resource efficiency as well as energy efficiency. All appliances will be A rated for water efficiency. A greywater system will also be installed. The green roof will absorb all but the heaviest of rainfall and the porous amenity space paving will absorb the surplus rain water to be stored for use in the garden. During winter months the living spaces will benefit from solar gain when the sun is lowest in the sky whilst during the summer months the sun's steeper angle will be shaded by the overhanging roof preventing overheating. The design incorporates a heat recovery system as well as a ground source heat pump which uses natural heat stored in the ground. This will be used to power the underfloor heating, maintaining a better level of thermal comfort.

DESCRIPTION AND ACCOMMODATION - Please refer to floor plans. It is important to note that the primary focus is on open plan living with kitchen and living space at the front of the property behind triple glazed windows that overlook the outdoor living space to the south. There is a central open air courtyard for alfresco entertaining. The design also provides an entertainment space for a cinema room, a study, utility room and plant room. The bedroom wing is to the west and

comprises four generous bedrooms and two bath/shower rooms. The grounds extend to about 2 acres where mature trees and existing hedgerows will be retained in part. New planting will complement the site with wild flower meadow, orchard and lawn gardens.

The access to the site is from a private lane to the east with a gravelled driveway leading to a parking area and double garage.

PLANNING - Planning permission was granted on 18th August 2018 application reference DA/2018/0386 by Daventry District Council for the demolition of agricultural buildings and construction of a single dwelling.

RIGHTS OF WAY - There are no rights of way crossing the site. Access to the site is via a right of way over the lane leading from Main Street.

SERVICES - Services in the form of water, electricity and drainage are available locally.

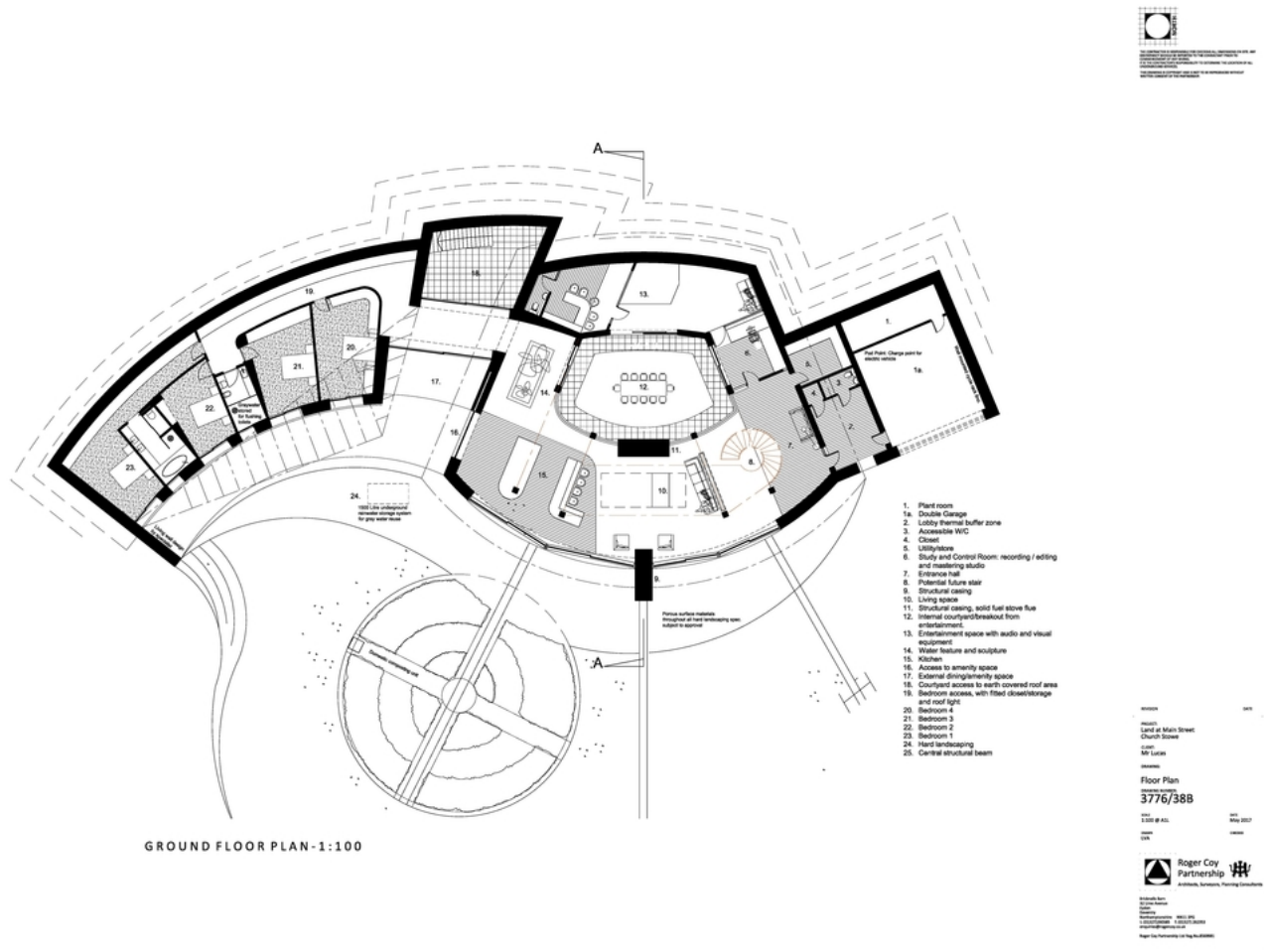
LOCAL AUTHORITY - Daventry District Council.

TENURE: Freehold

AGENTS NOTE: Images are computer generated.

Details prepared: February 2021
CGI's prepared: August 2017

Viewing
Strictly by appointment with Savills



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