



**EDWARD KNIGHT**  
ESTATE AGENTS

5 THE DERRY, CRICK, NORTHAMPTON, NN6 7SZ

£340,000







## SUMMARY

Edward Knight Estate Agents are delighted to present a rare opportunity to purchase a fantastic building plot which is located in a highly desirable, countryside location.

Situated at the end of a picturesque lane on the outskirts of Crick Village and overlooking beautiful countryside, this sizeable plot is offered to the market with Full Planning Consent, replacing the former telephone exchange which remains on the plot.

Bespoke architects designs are attached to our marketing along with recent pictures of the land which is available to purchase. For full planning details visit Daventry's Planning Portal using application number 2023/7807.

The finished build in brief will consist of five well-proportioned bedrooms, two en-suites, a ground floor boasting large open plan living areas and a detached double garage.

For more information please contact Edward Knight's Regent Street offices.



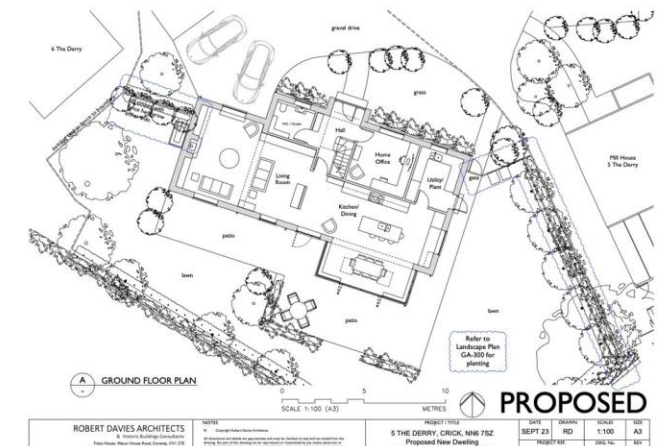


## CIL LIABILITY

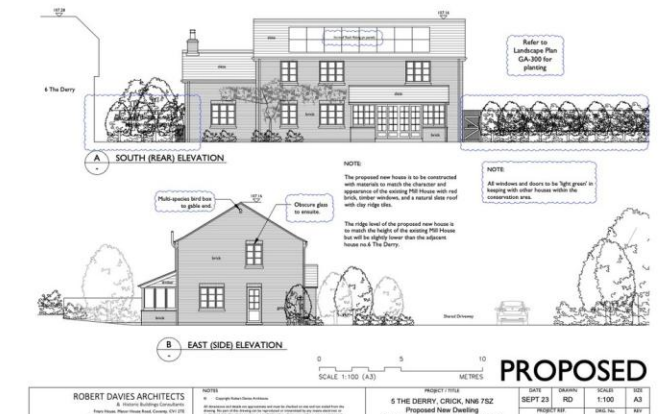
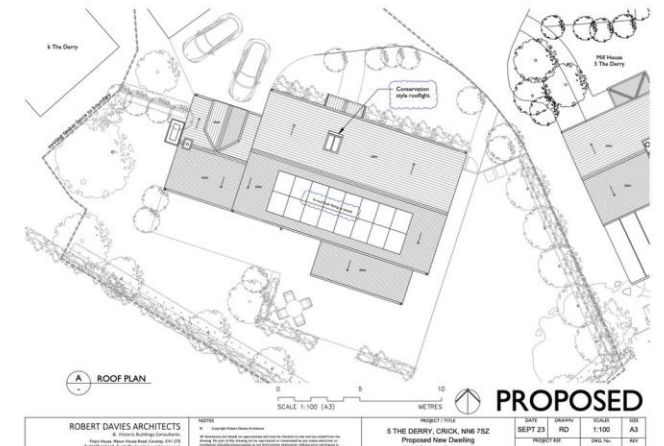
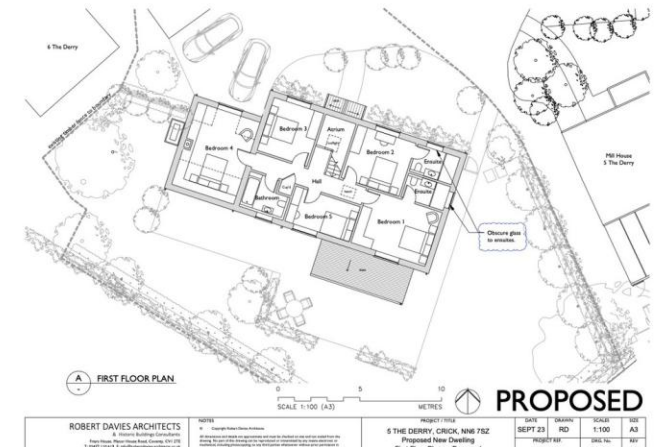
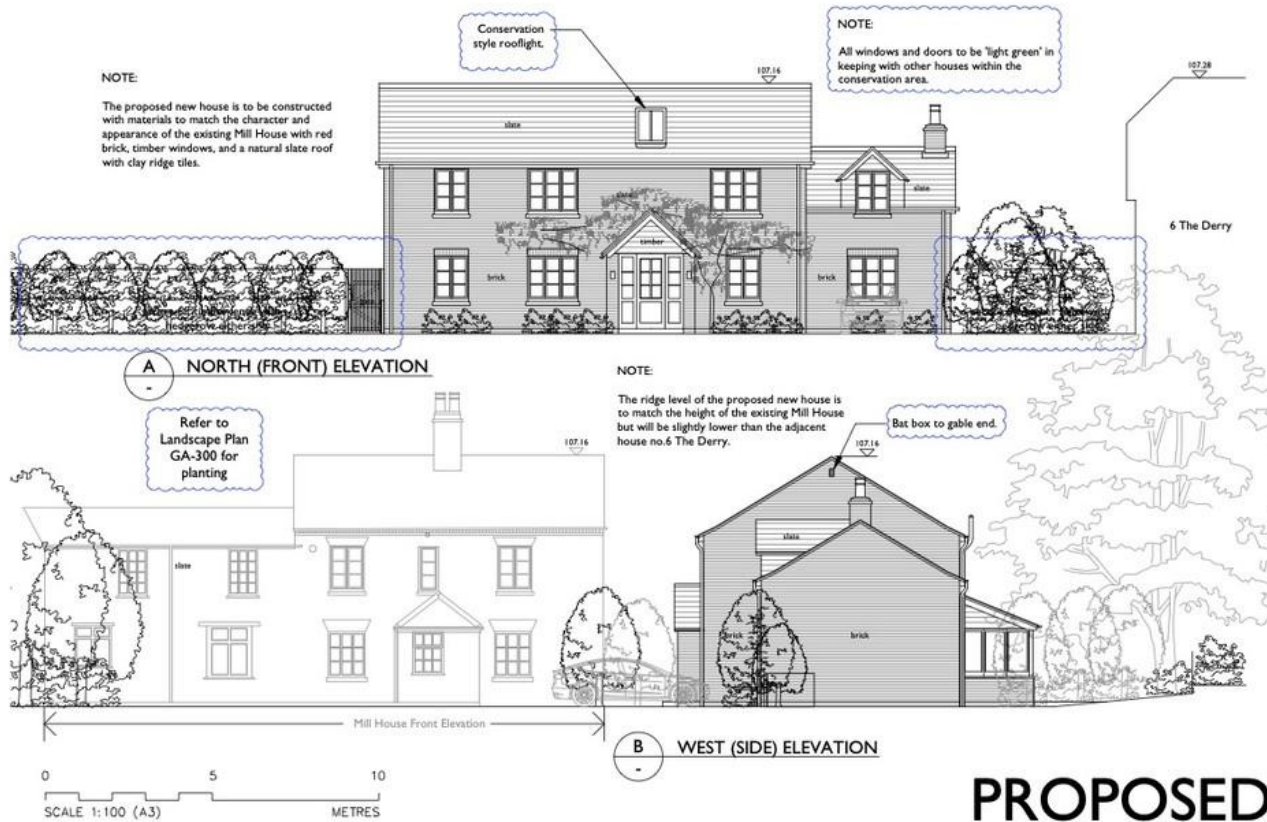
This notifies you that the development results in a total liability of £46,779.39 of Community Infrastructure Levy (CIL) to West Northamptonshire Council (WNC) as the CIL collecting authority.

The charge has been levied under the relevant CIL charging schedule and Section 211 of the Planning Act 2008.

The liable amount is due following commencement of development of the aforementioned planning permission. However please note that certain reliefs and exemptions are available and if claimed and granted (by following the relief/exemption process) could result in a zero charge, unless disqualifying events occur. For further information relating to CIL and the process for securing relief/exemption from the levy please visit Community Infrastructure Levy - GOV.UK, [www.gov.uk](http://www.gov.uk).









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements