

LARGE PLOT WITH
PLANNING APPROVAL



THE GREENWAY
Daventry, NN11 3EE



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area Exc. Garage | Approx. 108 sqm (1163sqft)

Description

An extended three-bedroom semi-detached chalet bungalow occupying a sizable plot, with Full Planning Permission granted for the construction of a separate three-bedroom self-build bungalow with off-road parking (Planning Ref: 2024/2922/FULL).

Conveniently located close to Daventry town centre and a range of local amenities, the property offers scope for improvement, presenting an opportunity to enhance value while providing a comfortable home during the self-build construction of the detached bungalow.

Accommodation within the existing property offers spacious and versatile living areas, including a welcoming entrance hall, a well-proportioned sitting room, and a bright dining room that connects seamlessly to a full-width conservatory overlooking the garden. The well-appointed kitchen provides ample storage and workspace, while a convenient ground-floor cloakroom adds practicality. Upstairs, the property features three bedrooms, a modern family bathroom, and a flexible dressing room/snug, offering additional space for storage or a quiet retreat.

The proposed new-build bungalow will feature an entrance hall accessed from the block-paved parking area, leading to the principal living spaces. The design includes two well-proportioned double bedrooms (one with an en-suite), a third single bedroom, a large open-plan living area incorporating a kitchen, breakfast space, and a rear-facing lounge with direct garden access. A built-in storage cupboard with double doors provides ample space for household essentials.

Planning Drawings
Ref: 2024/2922/FULL
Block Plan



A spacious family home with Full Planning Approval for a separate three-bedroom bungalow, offering an excellent self-build opportunity.

The Property

Entrance Hall

Sheltered beneath the projecting chalet-style eaves, the main entrance hall is accessed via a part-glazed panel door with a three-bar locking mechanism. Internally, the hallway features cut-pile carpeting, an open understairs storage area, and a timber flush door leading to the ground-floor cloakroom. A carpeted staircase rises to the first-floor accommodation.

Cloakroom

A spacious cloakroom fitted with a ceramic wash hand basin on a pedestal with chrome mixer taps and a corner close-coupled WC. The walls have part ceramic tiling, and a frosted two-unit window provides natural light and ventilation.

Sitting Room

Located at the front left-hand side of the property, this generously sized reception room enjoys natural light through a three-unit window to the front aspect. A feature open fireplace, framed by a reconstituted stone surround and timber mantel, serves as a focal point. The floor is laid with cut-pile carpeting, and a traditional column radiator provides heating.

Dining Room

Situated at the rear left-hand side of the property, the dining room benefits from natural light through double-glazed sliding doors, which open into the conservatory. The space comfortably accommodates a large dining table and chairs, and the flooring is finished with matching cut-pile carpeting.

Kitchen

The kitchen is fitted with a good range of base and wall units. A stainless-steel sink with a drainer and chrome mixer tap is positioned beneath a window overlooking the conservatory and rear garden and integrated appliances include a four-burner electric hob and electric oven. A part-glazed door provides access to the side aspect and floors are finished with timber-effect sheet vinyl.

Conservatory

Accessed via double-glazed sliding doors from the dining room, the conservatory is a split-level space with mixed flooring comprising cut-pile carpet and timber-effect sheet vinyl. Perimeter double-glazed casement windows offer views of the rear garden, and an additional sliding door provides direct garden access.





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The Property

First-Floor Landing

The first-floor landing features original exposed timber boards, ready to receive new floor coverings. A top-hung double-glazed casement window to the side aspect allows natural lighting and a hinged timber ceiling hatch provides access to the roof void. White timber flush doors lead to the bedrooms and family bathroom.

At the rear left-hand side of the landing, a versatile dressing area benefits from neutral décor and cut-pile carpeting. This space could be utilised as a snug, study, or additional storage area.

Bedroom One

Positioned at the front of the property, Bedroom One features a large three-unit top-hung casement window, ensuring ample natural light and ventilation. The walls have been stripped back, ready for redecoration, and the floor is laid with cut-pile carpet. A useful eaves storage area with shelving is available, and heating is provided by a traditional column radiator.

Bedroom Two

Accessed from the dressing room area, Bedroom Two is a double bedroom with views over the rear garden. The flooring consists of exposed softwood timber boards, prepared for new coverings and the walls have been stripped back, allowing a future owner to choose their preferred finishes. Heating is provided by a traditional column radiator.

Bedroom Three

Currently used as a study, this well-proportioned single bedroom enjoys views over the rear garden through a two-unit casement window. The floor is finished with cut-pile carpet.

Family Bathroom

Fitted with a modern three-piece suite comprising a double-width shower enclosure with a tempered glass screen and full-height Aqua wall panels, a close-coupled WC, and a ceramic wash hand basin on a pedestal with chrome mixer taps. Mechanical extract ventilation has been installed, and the floor is finished with neutral sheet vinyl



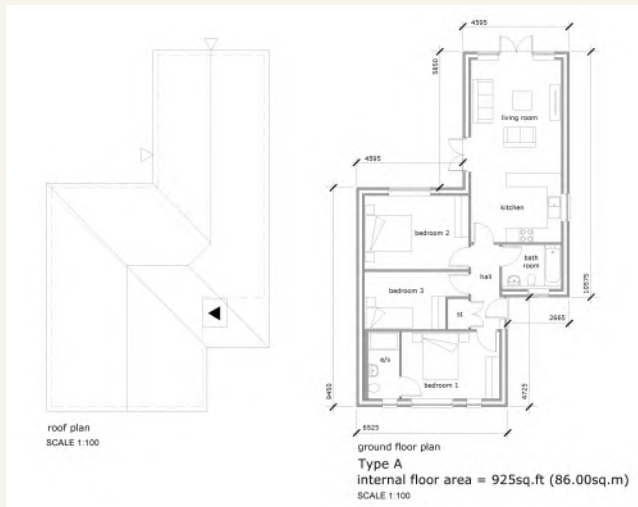
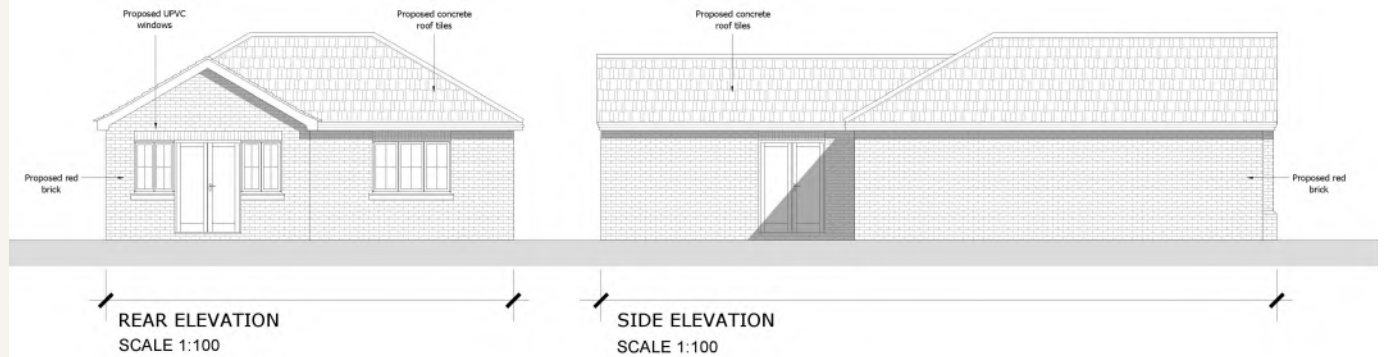
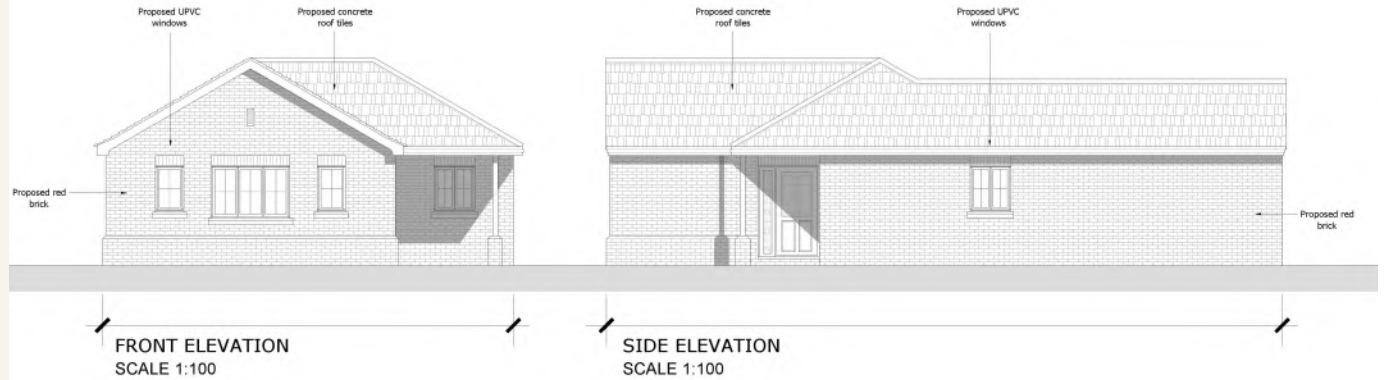
Proposed New Build Bungalow

Positioned to the side of the existing property, the proposed three-bedroom detached bungalow benefits from Full Planning Permission (**Ref: 2024/2922/FULL**) and has been carefully designed to complement its surroundings while offering a modern and efficient living space.

Accessed via a block-paved driveway, the new bungalow will feature a side entrance hall leading to a well-balanced layout with two generously sized double bedrooms, one of which benefits from an en-suite shower room, and a third single bedroom. The heart of the home is a spacious open-plan living area, incorporating a modern kitchen with breakfast space and a rear-facing lounge with direct access to the garden. A large built-in storage cupboard provides ample household storage.

Externally, the new dwelling will include private garden space, designated off-road parking, and landscaping in line with the approved planning scheme. CIL Self-Build Exemption has been registered for the development, which may provide financial benefits to a qualifying buyer.

This unique self-build opportunity offers excellent potential for multi-generational living, providing a modern and independent home alongside the existing property. With well-designed living spaces and private garden areas, the new bungalow offers flexibility for extended family or long-term accommodation while benefiting from a sought-after location close to local amenities.



Grounds

Front Aspect

Set back from Greenway, the property is accessed via a dropped curb, leading to a block-paved driveway through a brick boundary wall with raised piers, providing ample off-road parking. A detached brick garage is positioned to the right-hand side. (Note: The existing garage has planning permission for demolition to accommodate the proposed new self-build bungalow.)

To the left-hand side of the front aspect, a gravelled area features perimeter planting, including seasonal snowdrops, bordered by a patterned boundary wall. The right-hand side boundary is defined by a red brick wall with raised piers and patterned block infills. A brick archway with a ledged and braced gate provides access to the rear and side gardens.

Rear and Side Aspects

The side aspect includes a large hardstanding area with pedestrian access to the garage.

The rear garden comprises an extensive lawn with a central pathway leading to a further hardstanding area, featuring a raised brick planter. Perimeter boundaries are formed by concrete posts and panel fencing, with an additional raised planter at the rear right-hand side.

Garage

The detached brick garage is equipped with an aluminium up-and-over door, with separate pedestrian access to the rear left-hand side. Natural light is provided by a double-glazed casement window to the rear elevation. Power and lighting are installed, with space for a workshop area and workbench. (Note: Planning permission for the self-build detached bungalow requires the removal of this garage to enable construction.)

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

The property is situated close to the centre of the historic market town of Daventry. There are a good range of local facilities within easy reach and the pedestrianised Sheaf Street is just a short walk away where many independent boutique shops and cafes can be found.

For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as Daventry Country Park and the famous Borough Hill, which is noted for its rich history, featuring remnants of an Iron Age hill fort and Roman settlement, making it an area of significant archaeological interest.

Daventry also offers superb commuting links for professionals and families alike. Sitting at the heart of England's motorway network ensures easy access to major routes like the M1, M6, and M45. For those preferring public transport, Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making daily commutes or weekend getaways convenient.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, Oil & Electricity

Council Tax: Band C **EPC:** D

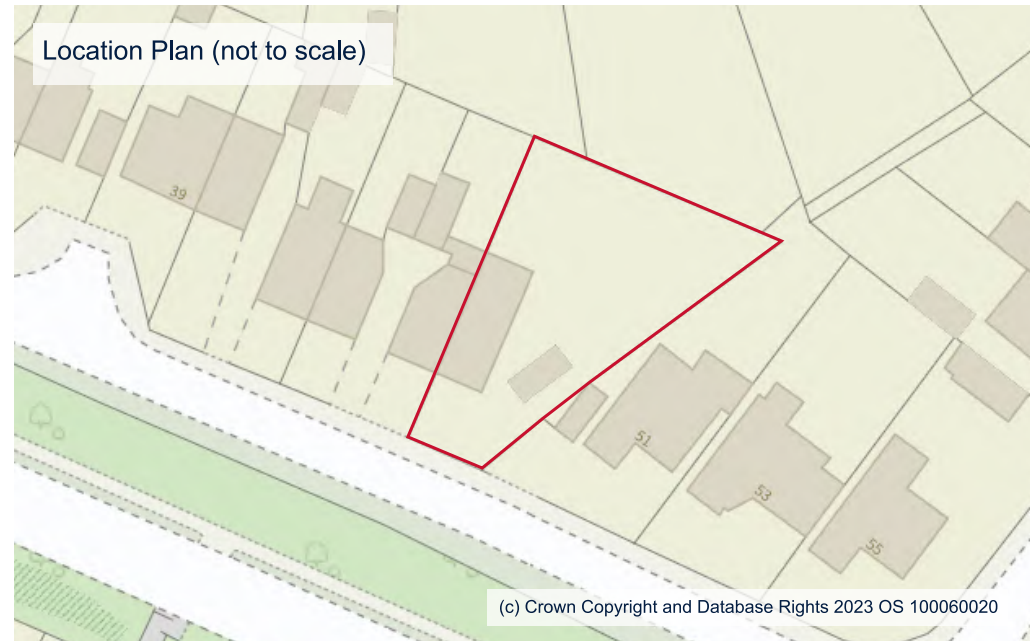
Broadband: Full Fibre Broadband Available

Agents Note:

Full Planning Permission (Ref: 2024/2922/FULL) has been granted for the demolition of the existing garage and the construction of a three-bedroom, single-storey self-build bungalow with associated parking, refuse storage, and landscaping. The approved development must be carried out in accordance with the submitted plans (Refs: 2071-001 Rev A and 2071-003 Rev B) and is subject to various conditions imposed by West Northamptonshire Council. The development has been registered for CIL Self-Build Exemption, which, if maintained, removes the liability to pay CIL charges.

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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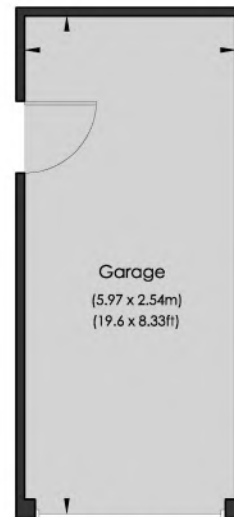
Approximate GIA (Gross Internal Floor Area) Exc. Garage = 108 sqm (1163 sqft)



GROUND FLOOR GIA = 59 sqm (635 sqft)

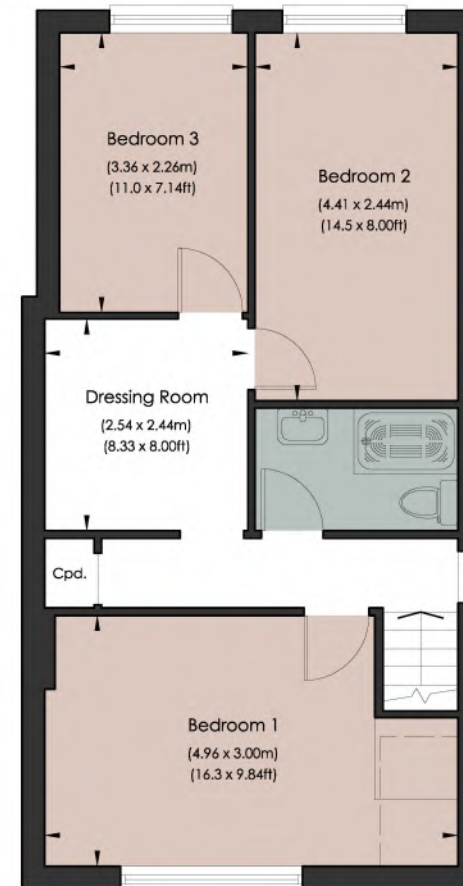
David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE GIA
15 sqm (161 sqft)

(Position Not Relative)



FIRST FLOOR GIA = 49 sqm (527 sqft)



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