



Land at Lock No. 3, Dark Lane
Braunston, Nr Daventry

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

Land at Lock No. 3, Dark Lane, Braunston, Daventry, NN11 7HJ

GUIDE PRICE £50,000

FOR SALE BY PRIVATE TREATY

A rare opportunity to acquire a prime plot of land in a tranquil setting, directly fronting the Grand Union Canal at Lock No.3.

FOR SALE BY PRIVATE TREATY

FEATURES

- Amenity/recreational land adjacent to the Grand Union Canal
- Extending to approximately 0.31 acres (0.13 hectares)
- Over 61 metres (200ft) of canal frontage
- Excellent gated road access from Dark Lane

LOCATION

The property enjoys a unique and highly sought-after position at Lock 3 on the Grand Union Canal. This stretch on the canal is particularly well known for its regular narrow boat traffic, owing to its proximity to the junction with the Oxford Canal and the entrance to Braunston Tunnel. The property is situated within close walking distance of the Admiral Nelson pub.

The plot is located on the outskirts of the village of Braunston, approximately 4 miles north of Daventry and 8 miles south of Rugby. Both nearby towns offer a range of everyday services, amenities and employment opportunities. Junction 18 of the M1 lies approximately 7 miles to the north and Junction 19 to the M6 is 11 miles; offering convenient access to Birmingham and London.





DESCRIPTION:

Land at Lock 3 extends to around 0.31 acres, benefitting from approximately 61 metres (200ft) of canal frontage on the offside of the Grand Union Canal. The property is well suited to a range of recreational and amenity uses.

The land is level in topography and benefits from a gated vehicular access via Dark Lane, along with a small area of hard standing.

In addition, there is a concrete shed on site extending to approximately 16.32m².

There may be scope to establish a mooring subject to an application to The Canal and River Trust and potential purchasers should satisfy themselves in this respect; contact details for CRT can be obtained via the agents.

SERVICES:

No services are presently connected to the property. Purchasers should make their own enquires regarding connections.

TENURE AND POSSESSION:

The land is sold freehold with vacant possession on completion.

SPORTING, TIMBER AND MINERAL RIGHTS:

It is understood that these are included in the sale as far as they exist.

BOUNDARIES & AREAS:

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

PLANNING:

There are no current or past planning applications on the land.

WHAT3WORDS:

///audit.brotherly.boater

OVERAGE:

There is no overage or claw back on this land.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale whether referred to in these particulars or not.

LOCAL AUTHORITIES:

West Northamptonshire Council

MONEY LAUNDERING REGULATIONS:

Within the terms of the Money Laundering Regulations MLR2017 all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

AGENTS NOTES:

Godfrey-Payton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith for guidance only.

VIEWING:

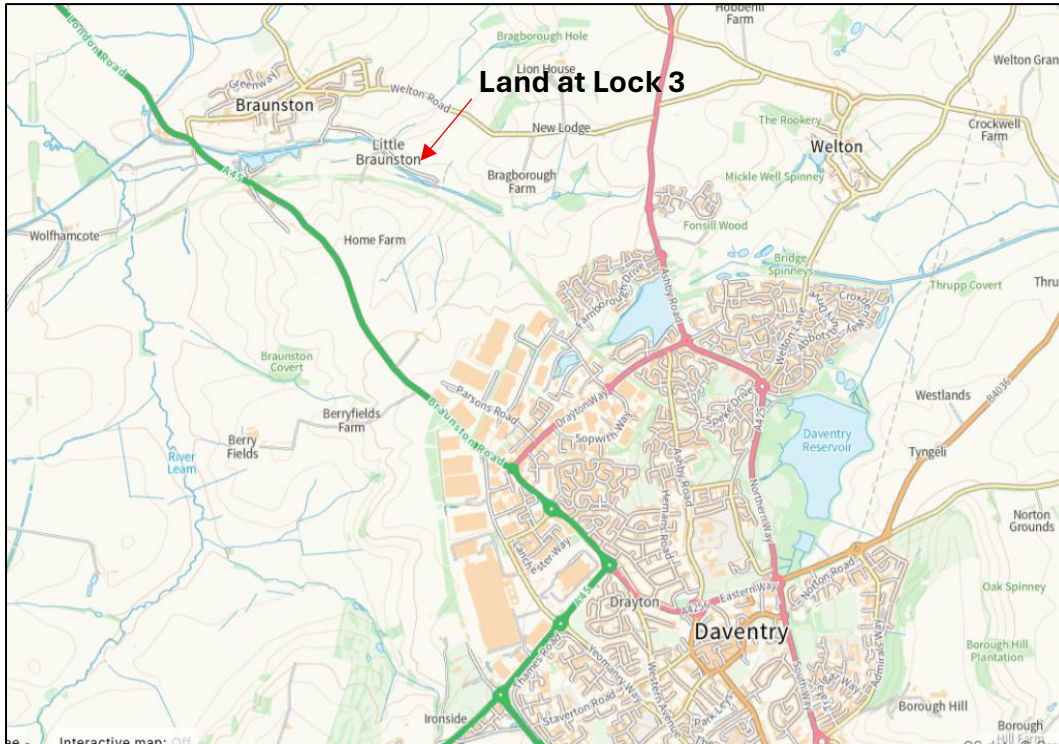
Viewing is unaccompanied but by the prior appointment through the agent's Warwick Office on 01926 492511. All viewings must take place in daylight hours and with a copy of the particulars.



GODFREY-PAYTON
CHARTERED SURVEYORS



LOCATION PLAN



SITE PLAN



GODFREY-PAYTON

25 High Street, Warwick, CV34 4BB Tel: 01926 492511 Website: <https://godfrey-payton.co.uk>

