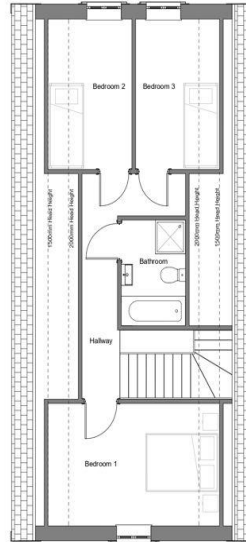
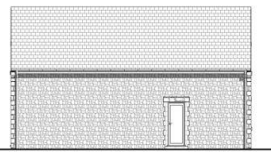


Proposed Ground Floor Plan  
1:50



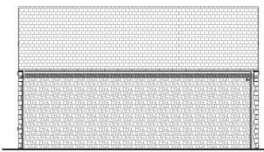
Proposed First Floor Plan  
1:50



Proposed Side Elevation 1  
1:100



Proposed Rear Elevation  
1:100



Proposed Side Elevation 2  
1:100

**Note:**  
**PLANNING ISSUE**  
This drawing is for planning use only. Do not use this drawing for any costing or construction purposes.  
This drawing remains the property of DAMAX and may not be reproduced or amended except by written permission. No liability will be accepted for any amendments made by others.  
The contractor is responsible for checking all site dimensions, site levels, sewer inverts at connection points before commencing any works. All work by the contractor must comply with all current relevant legislation, regulation standards guidance and the whether or not specified on this drawing.  
The contractor is responsible for checking this drawing against all other relevant details and drawings prior to commencement of site works. This drawing is to be read in conjunction with other specialists details and designs.  
All dimensions are taken to structure unless otherwise stated. Internal finishes such as plasterboard are excluded. External cladding included, external render excluded.



SCALE 1:100

Rev Description Date



Tel: 01536 211 633  
Email: enquiries@damaxitd.co.uk

Drawing Name  
Proposed Floor Plans and Elevations

Project Name  
Land next to Fire Station on Holcot Road, Brixworth

Customer Name  
Barry Hollis and Andrew Cookson

Scale @A1	Date	Drawn	Checked
As Indicated	10/04/25	DA	SS
1132-01-01		P-104	Rev

## Land in NN6

Holcot Road, Brixworth, Northampton, Northamptonshire, NN6 9BS

**£160,000** Starting Bid

Off Street parking

## Property features

- ✓ Residential Development
- ✓ Planning Permission Granted - 2025/1783
- ✓ Planning Permission for a Three Bedroom Detached Dwelling
- ✓ Planning granted for parking for multiple vehicles
- ✓ Popular Village Location

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000\*\*\*

Jackson Grundy are delighted to bring to the market an exciting opportunity to acquire a residential development plot with full planning permission granted for the construction of a contemporary three bedroom detached dwelling, situated on Holcot Road in the highly desirable village of Brixworth.

The approved scheme comprises well designed family home arranged over two floors with accommodation including a spacious living room, open plan kitchen/dining room, utility room, cloakroom/WC, three bedrooms and a family bathroom.

Externally, the plans include private gated access, ample off road parking, landscaped external finishes and cycle storage.

The site occupies a long and private position adjacent to the Fire Station and benefits from approved access arrangements and supporting planning documentation already in place, making this an ideal self build, development or investment opportunity.

With an estimated Gross Development Value (GDV) of approximately £375,000, the site offers excellent potential for developers seeking a straightforward project in a strong village location.

Brixworth is a popular Northamptonshire village offering excellent local amenities, schooling, countryside walks and convenient access to Northampton, Market Harborough and major road links including the A14 and M1.

Please note we have not inspected this property.

Price: Starting Bid £160,000

Property Type: Land

Business Type: Other/Unspecified

Parking: Off Street

## Location

Brixworth is a popular Northamptonshire village offering excellent local amenities, schooling, countryside walks and convenient access to Northampton, Market Harborough and major road links including the A14 and M1.

---

## Site details

The site occupies a long and private position adjacent to the Fire Station and benefits from approved access arrangements and supporting planning documentation already in place, making this an ideal self build, development or investment opportunity.

With an estimated Gross Development Value (GDV) of approximately £375,000, the site offers excellent potential for developers seeking a straightforward project in a strong village location.

---

## Planning

Planning Permission Granted - 2025/1783

---

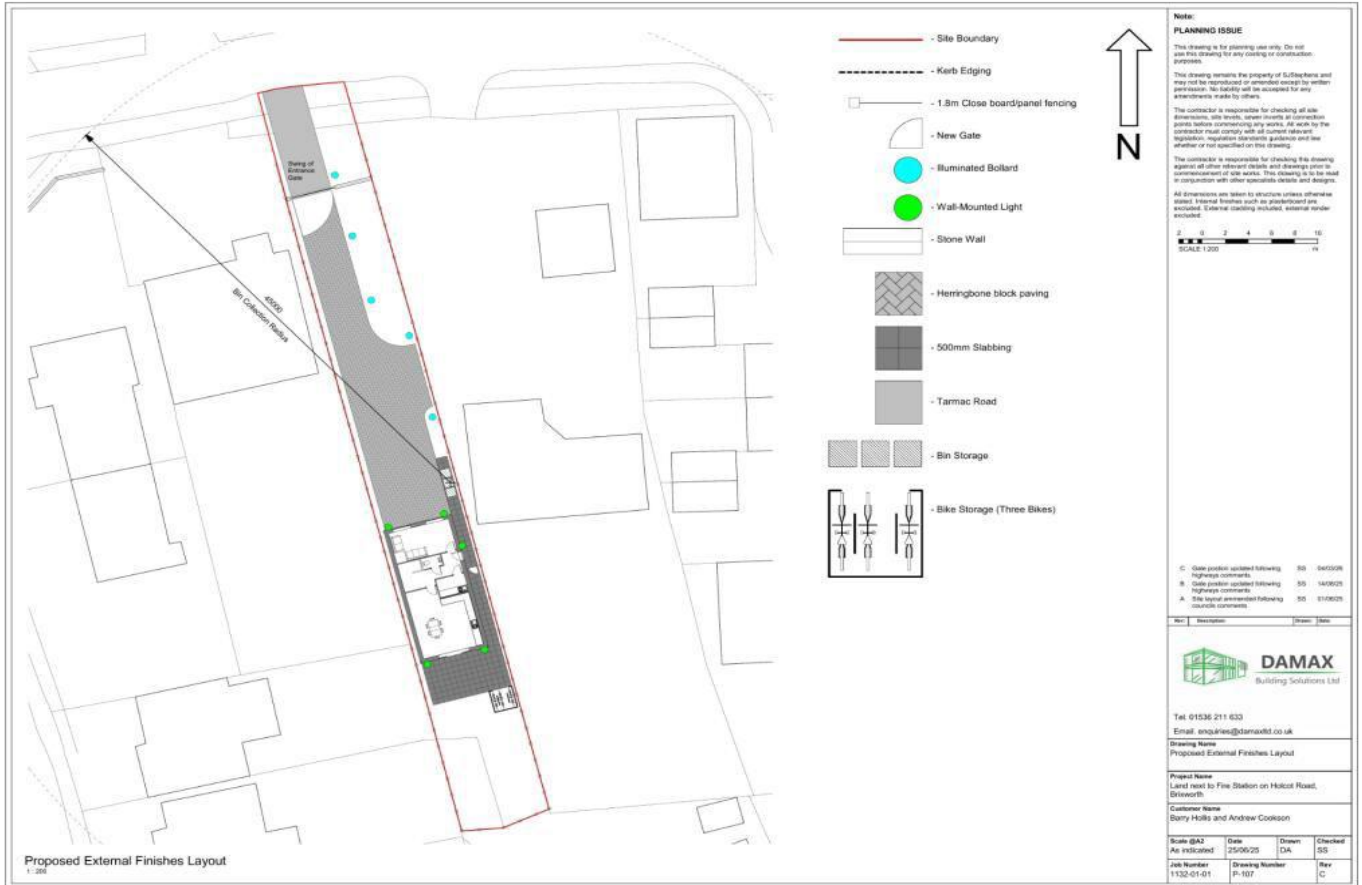
## Tenure

Freehold, title number NN44661.

---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Holcot Road, Brixworth, Northampton, Northamptonshire, NN6 9BS

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

