

Note: 1 set line and 1 foot walling line to be installed within the mature oak line or on the new building site in accordance with details found in the Ecology Report by Philip Irving dated November 2020

In accordance with details found in the Ecology Report by Philip Irving dated November 2020, all vegetation due for clearance will be kept clear prior to work commencing, to deter any amphibian/reptile species from using it as cover, and to make it easier to find any that may be present. Any stored materials will be removed by hand and any animals that are found will be collected and moved to suitable areas of undisturbed vegetation on the nearby farmland such as on the margins of the nearby pond. If great crested newts are found whilst work is on-going despite following good practice guidelines, all work will stop and the situation assessed and a mitigation scheme applied for if necessary. Any handling of this species will only be carried out by someone with a great crested newt license.

If work is carried out at a time of year when these species are likely to be active, the following procedures will be carried out:

During ground works for the construction of the new building any excavations will be covered at night in accordance with details found in the Ecology Report by Philip Irving dated November 2020

Note: Blackmires Lane is a public footpath (ref. 80221) and is to be kept clear and unobstructed at all times, including during construction works, with no structures or materials placed or stored on the right of way at any time. Any damage to the surface of the footpath as a result of construction works is to be made good - specifications for any repair or surfacing work to be approved by the Area Rights of Way Officer. Note also the requirements of Condition 4 attached to outline approval ref. 2020/024/01/07.



Blackmires Lane, Silverstone, Towcester, NN12 8UZ

To Let / For Sale | 1,900 sq ft

Consented Development of 1,900 sq ft mixed use commercial building on 0.3 acre site

Summary

- Rent: £29,500 per annum
- Price: Offers in the region of £450,000
- Lease: New Lease

Description

The property comprises a parcel of land measuring 0.3 acres where planning consent has been granted for development of a single storey mixed commercial use building. The accommodation provides office, workshop and storage areas. Full plans are available on request.

Please note that the planning consent granted allows for development of a building for use as a tree surgery and arboriculture business.

Location

The property is located in a rural setting just outside the village of Silverstone, approximately 1.5 miles from the A43, which links the M1 at Northampton with the M40 north of Bicester.

Accommodation

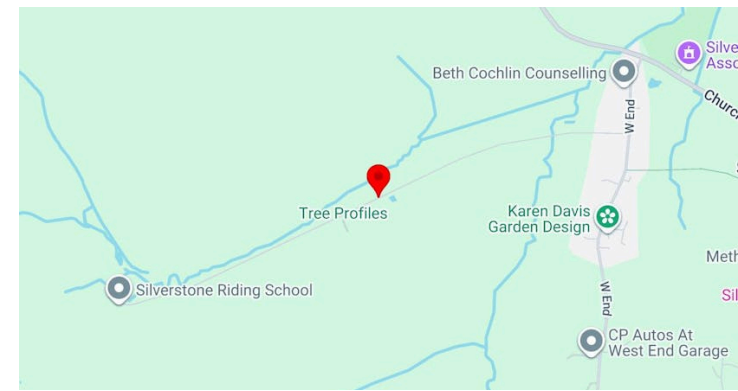
Name	sq ft	sq m
Ground - Mixed Use Commercial	1,900	176.52
Total	1,900	176.52

Key Points

- To be constructed
- Mixed use building
- Quiet, rural location
- Less than 12 miles from M1

Terms

The property will be constructed by the party holding the planning consent and will be offered for sale or to let.



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via the sole agents, Stimpsons, between the hours of 9 am and 5 pm, Monday to Friday.

