

## Main Street, Ashby St Ledgers, Northamptonshire



- Redundant land falling within the popular conservation village of Ashby St Ledgers.
- A "restraint village" planning designation seeking to prevent development.
- Hawksmoor were involved in the preparation and supervision of several planning applications and an appeal following two refusals of planning permission by Daventry District Council.
- Full conditional planning approval received at an appeal for the erection of a 1,640 square foot 3 bedroom detached house and garage
- Planning Policies, technical issues and legal constraints investigated and overcome.
- Site sold unconditionally following open market exposure.

### Testimonial

*"A potential building plot in a picturesque Northamptonshire village subject to "Restraint" policies in the Local Plan, but with some hope in the later County Structure Plan, required expert input to realise the maximum value of the site. Hawksmoor was commissioned to project manage the necessary work, which included the appointment of a suitable architect familiar with the locality and*

*recommendations on sale options. Following the grant of planning permission, on Appeal, Hawksmoor then undertook the marketing and sale of the plot achieving a value way beyond our expectations. Hawksmoor conducted itself in an exemplary and professional manner throughout and are fully recommended without hesitation. "*