



Development opportunity at High Street, Wellingborough, NN9 5TE

CHEFFINS

Development opportunity High Street

Irthlingborough, Wellingborough,
NN9 5TE

An opportunity to acquire a development site extending to circa 0.95acre (0.38 hectare) which has the benefit of detailed planning consent to develop 38no. studio, 1 and 2 bedroom apartments in the centre of this well-served town.

Guide Price £900,000





The Site

The site extends to about 0.95 acre and is mostly hard standing. The access is via St Peter's Way and sits behind a number of existing residential properties to the east and south, and commercial properties to the west.

Planning Consent

The consent is subdivided under 3 different planning applications via North Northamptonshire Council.

"Ironstone"- NE/22/01375/FUL- "Erection of a single block containing 6 apartments (4 x 1 Bedroom Studios & 2 x 2 Bedroom Flats) together with associated parking, landscaping and refuse and cycle storage" was granted on appeal on 12th March 2024

"Lilystone and Flintstone"- NE/21/01725/FUL- "Demolition of existing first floor ancillary retail area, and erection of two floors containing 16 residential units with associated car and cycle parking and refuse store". With subsequent reference NE/21/01311/PDU for the "Conversion of ground floor from retail to residential (8 flats)"

"Petrastone"- 20/00997/FUL- "Erection of block of 8 flats with associated vehicular access, parking and landscaping" was granted on appeal on 26h May 2022

Pre-commencement conditions have been submitted and discharged and material operations have been taken place to keep the respective planning permissions alive in perpetuity.

Building regulations for each of the developments have been dealt with via a private certification process.

Dataroom

Please contact Cheffins for access to the dataroom

Easements, Wayleaves, Covenants & Rights Of Way

The site is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed in the Report on Title.

Location

Irthlingborough is a well-served Northamptonshire town nestled between Wellingborough and Rushden. The town boasts a range of

independent shops, pubs, and regular markets as well as a nature reserve and lakes. The town has local schools offering education from pre-school to sixth form. The town is well-placed for commuters with the A6 and A45 providing links to Leicestershire, Cambridgeshire and London. For a mainline service to London St Pancras, Wellingborough station is located about 4 miles south-west.







For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

1-2 Clifton House Clifton Road, Cambridge, CB1 7EA | 01223 271999 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS