



\*Visual of proposed elevation



# CONSENTED SITE, 2 COLLEGE STREET

*Wellingborough, Northants*

## NO. 2 COLLEGE STREET

*Wellingborough, Northants*

- Offers in Excess of £ 150,000
- Postcode: NN8 3HF
- Site Extends to Approx. 91 m2
- Planning consent for 2 x 1 bedroom flats
- Potential Rental Investment Opportunity

### DESCRIPTION

Taylor Land is delighted to present this consented development site situated in a residential area near the centre of Wellingborough.

The site is comprised of a detached commercial building, currently used as a warehouse and office, with full planning in place to convert into two spacious 1 bedroom apartments. The proposed units would each benefit from a double bedroom, living and kitchen areas, a separate shower room and outdoor space.

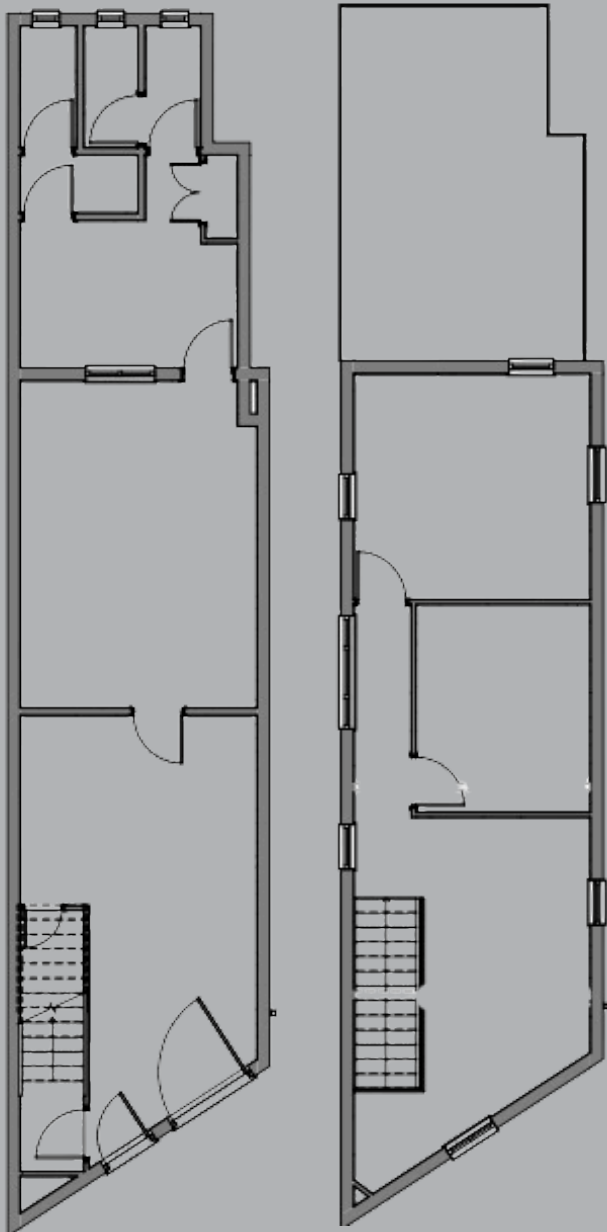
This opportunity would appeal to a wide variety of clientele, including developers looking to build and sell the new units, investors that would hold and rent the new units and even investors that would rent the existing building as storage space or similar.



### LOCATION & CONNECTIONS

Wellingborough is a bustling market town and civil parish in Northamptonshire located 11 miles from Northampton and 65 miles from Central London. Whilst being well located for travel into the neighbouring towns, Wellingborough offers a range of amenities including a wide selection of shops, restaurants and pubs.

Grade II listed Wellingborough Station is operated by East Midlands Railway and offers travel times to London St Pancras in 50 minutes, Luton Airport Parkway in 35 minutes, Bedford in 13 minutes and Nottingham in 1 hour.



**EXISTING PLANS**



**PROPOSED PLANS**



**PROPOSED FRONT ELEVATION**



**PROPOSED STREET SCENE**



**PROPOSED STREET SCENE**



# IMPORTANT INFORMATION

**TENURE:** Freehold

**PRICE:** O.I.E.O £150,000

**VAT:** Not subject to VAT

**PURCHASER NOTICE:** The vendor, in their absolute discretion, does not undertake to accept the highest or any offer received. Offers must state a specific sum of money and shall not be for a sum calculable by reference to another bid

**NEW HOMES:** Taylor Made New Homes are to be retained for the resales of the new units at a fee of 1.5% per unit. For advice on resales please contact the New Homes team on **01234 302043**

**VIEWINGS:** By appointment only via sole selling agents Taylor Land

**OFFERS:** All offers are to be submitted in writing to Taylor Land. Preference will be given to parties that demonstrate they have undertaken full analysis of the site.



**Misrepresentation Act / Misdescription Act:** Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that: These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis 2023

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