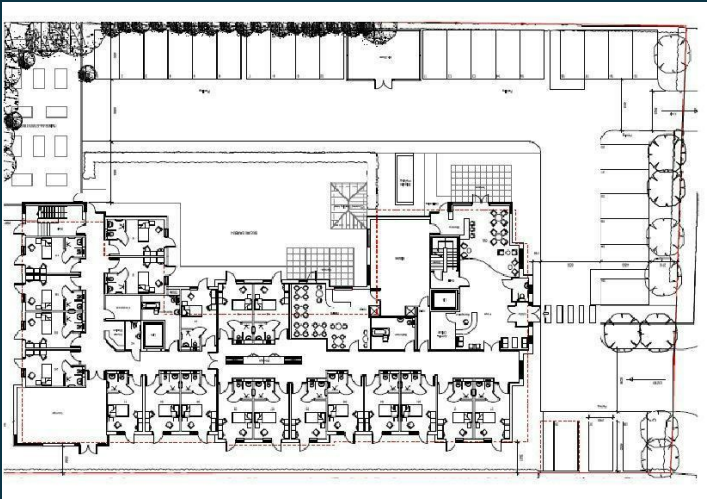


Land
332 Addington Road
Irthlingborough
Northamptonshire
NN9 5UU

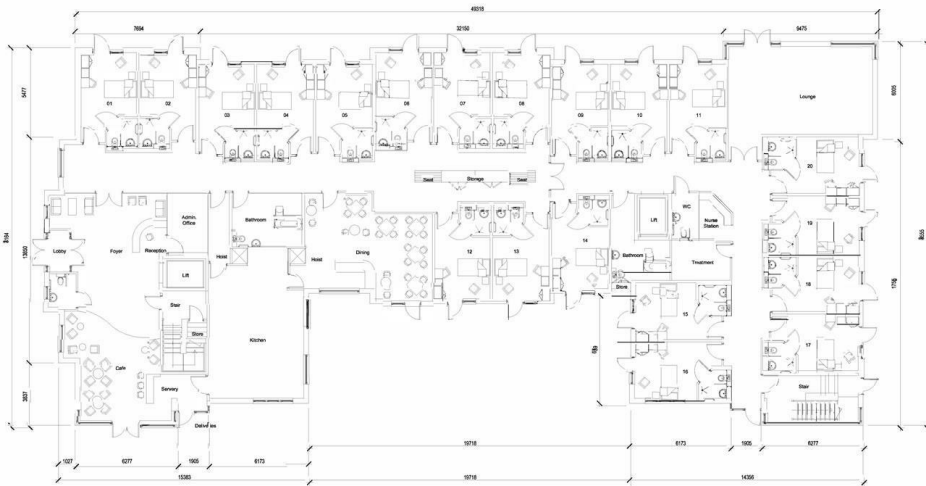
£750,000



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FLOOR PLANS



Proposed **GROUND FLOOR** plan



AT A GLANCE...



highly considered layout over three floors



communal lounges, bathrooms, dining areas and kitchens



60 bedroom care home planning ref- 15/00376/FUL.



en-suite shower room



The overall plot size is circa 0.8 of an acre.



31 outside parking spaces



WHAT'S GREAT?

** Just reduced, priced to sell **

An incredibly exciting opportunity has arisen to purchase this prime building plot with full planning consented for the erection of a 60 bedroom care home planning ref- 15/00376/FUL.

The site is situated on the edge of Irthlingborough in a quiet predominantly residential area, adjacent to open countryside yet just a short distance to local shops and transport links. The overall plot size is circa 0.8 of an acre.

Benefiting from a highly considered layout over three floors, each offering 20 bedrooms with their own en-suite shower room, communal lounges, bathrooms, dining areas and kitchens along with a proposed

hairdressers salon, site office, laundry rooms, 2 lifts and with 31 outside parking spaces. The total build is approximately 31,000 sq. ft.

For further information or to arrange a site visit please contact sole selling agents Oscar James today.

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SELLER'S SECRET



Why we like it....

To buy or not to buy....

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