

LAND FOR SALE DEVELOPMENT OPPORTUNITY

Land at Station Road
(Former Timber Yard), Brixworth,
Northamptonshire, NN6 9BP

Plot size: 6.85 acres

**Seeking unconditional offers of £1,350,000
reflecting £197,000 per acre.**



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REAL ESTATE



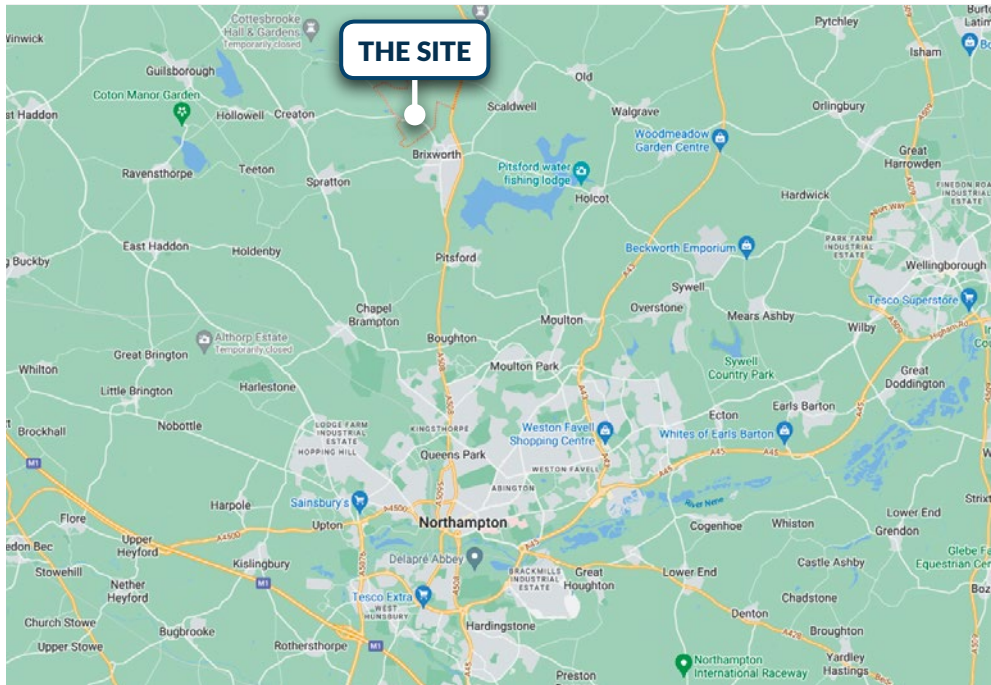
INDICATIVE RED
LINE BOUNDARY

THE SITE

The property comprises a parcel of brownfield land approximately 6.853 acres (2.773 hectares) in size. The plot forms a trapezoidal shape, following the original boundaries set during the enclosure of a former agricultural field, save for

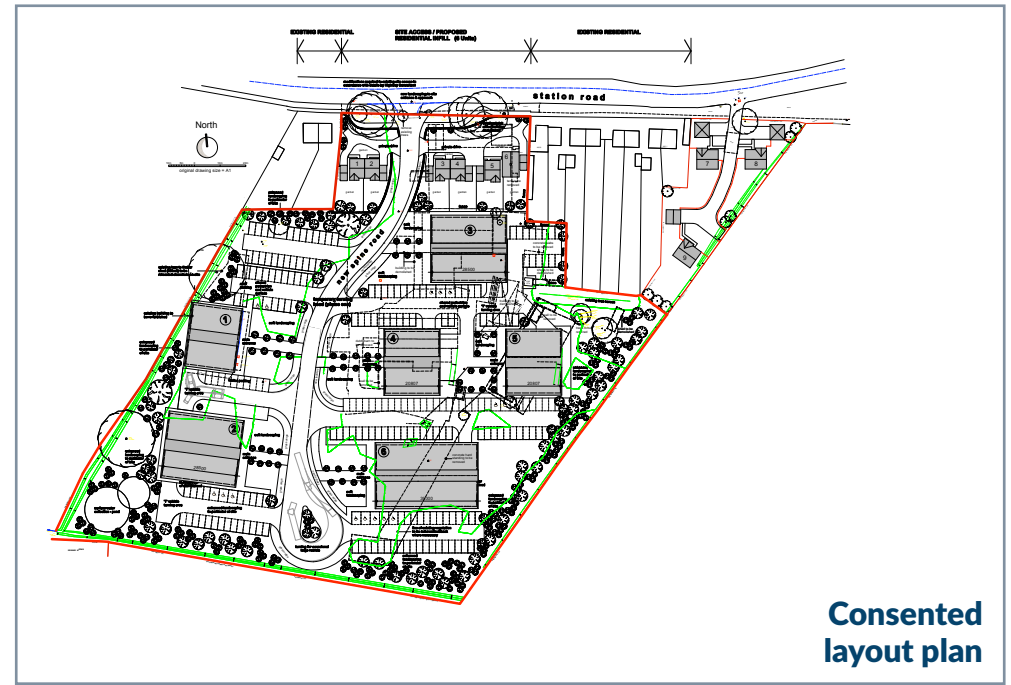
two indentations to the north where there is a row of 8 semi-detached railway cottages and their gardens. Two more semi-detached houses are located in the northwest corner. These residential elements fall outside of the sale demise.

The site was previously occupied by an industrial sawmill in the mid-20th century, consisting of several large warehouses with steel portal frames and sheet roofs. These structures have since been demolished and the site cleared.



LOCATION

The subject property is located just under one mile northwest of Brixworth village centre, facing Station Road. Station Road connects Brixworth to the Brampton Valley Way, a linear country park that occupies the site of the former railway line. The road extends west to the villages of Cottesbrooke and Creaton, where it meets the A5199 Welford Road, connecting Northampton to the A14 dual carriageway. There are two residential developments on the north side of the land fronting onto Station Road, with main site access located between. Clearview Farm, a mixed residential and farm complex, is located northwest of the site.



PLANNING

The site has the benefit of planning consent (Ref DA/2013/0066) for the development of 9 residential dwellings in the northern part, each with direct access to Station Road, as well as 6 detached commercial office units/modern warehousing with associated yards, parking and landscaping. The site master plan is shown above.

This consent has been deemed implemented by the demolition of the former buildings on the site, making it a clear development opportunity.

TENURE

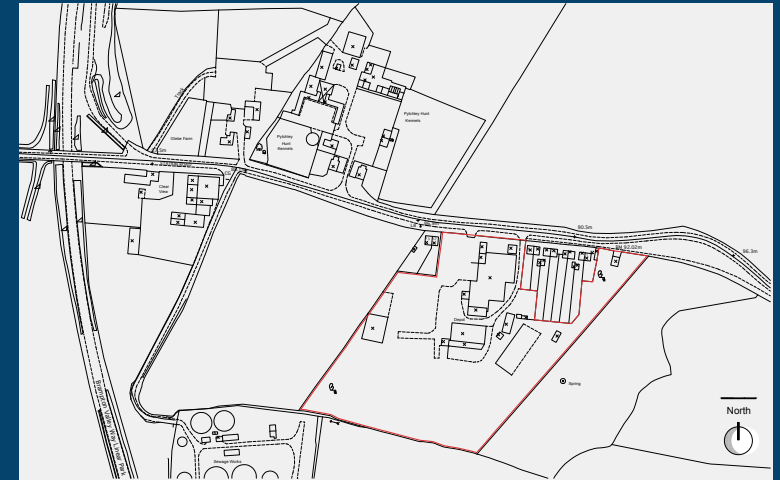
The property is held freehold under title number NN280490.

DATAROOM

Full technical information including detail on the sites services and technical reports and surveys are available on request.

PROPOSAL

The Vendors are seeking offers of £1.35m reflecting £197,000 per acre.



Further Information

Will Elphinstone

07876 131346

willelphinstone@tydusre.com

Jamie Baruch

07889 085112

jamiebaruch@tydusre.com

Freddie Dade

07929 321709

freddiedade@tydusre.com

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