



Connells

The Woolpack Market Hill
Rothwell Kettering

The Woolpack Market Hill Rothwell Kettering NN14 6BW

for sale guide price
£295,000



Property Description

An exciting investment opportunity has arisen in the charming market town of Rothwell, located within the borough of Kettering, Northamptonshire. Full planning permission has been granted for the construction of six high-quality residential dwellings, each thoughtfully designed to include allocated private parking.

This well-positioned site offers a rare chance to develop in a sought-after location known for its historic character, strong community feel, and excellent transport links. Rothwell benefits from close proximity to major road networks including the A14, providing easy access to Kettering, Northampton, and beyond.

The approved scheme presents a compelling proposition for developers and investors alike, with potential for strong resale or rental yields in a growing residential market. Each unit is planned to meet modern living standards, appealing to families, professionals, and downsizers seeking a blend of countryside charm and urban convenience.

This is a turnkey opportunity to deliver a boutique residential development in one of Northamptonshire's most desirable towns.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Planning

North Northamptonshire Council granted planning permission on the 12th July 2023 under Application No. NK/2022/0047 for the redevelopment of site to create 6 no. dwellings. Clearance work has concluded with contents removed and walls, floors and ceilings stripped back ready for building work to commence.

The application site has several existing buildings on the site, the former public house with living facilities above, a row of cottages and a double garage storage unit opposite the main building. The application creates 6 individual residences of one and two bedrooms, mainly as conversions within the existing buildings, in addition to new floor space being created. We understand the pub is not grade listed.

Schedule of Accommodation:

2 bed (Existing pub block) Plots 1, 2 & 4

1 bed (Existing pub block) Plot 3

2 bed (Extension over pub) Plot 5

2 Bed (Rebuild garage) Plot 6

There is proposed a gated courtyard for parking on the site for plots 2 to 6, whilst plots 1 will utilise the existing parking at the front of the main public house building with each dwelling having 1 parking space.

Location

The picturesque and architecturally historic market town of Rothwell dates back to 1204 and is set just off the A14, and approximately 4 miles to the north-west of Kettering town centre and 7 miles to the south east of Market Harborough. There are numerous food shops, primary schools, Montsaye Academy secondary school with sixth form, an historic high street with the large Holy Trinity Church, shopping facilities and train stations at Corby (7.5 miles - London, Birmingham, Luton Airport, East Midlands) and Kettering (London St. Pancras, Nottingham, Derby).

The site is set just off the Market Square in the centre of Rothwell.

No CIL (Community Infrastructure Levy) chargeable.

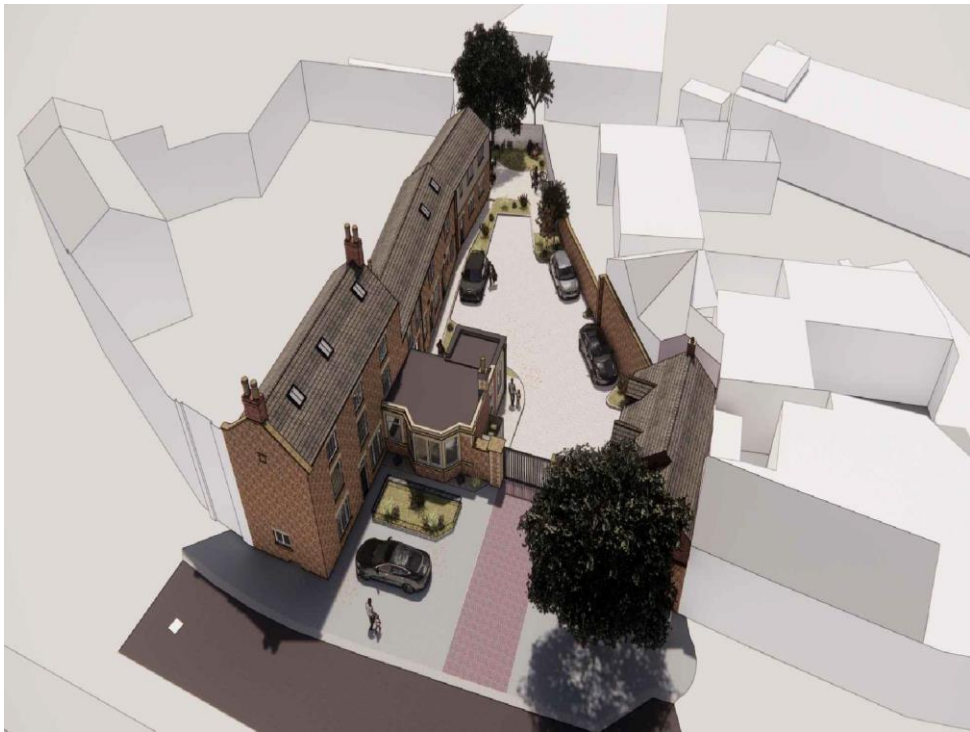
Viewing

Viewing is strictly by appointment only with Connells. Whilst the site can be viewed generally from the main road, no unauthorised access into site is permitted under any circumstances.

Agents Note

Please note this EPC is believed to have been carried out during the time when the property is a fully working public house. The EPC was a commercial EPC and not a residential. CGI images are for marketing purposes.







To view this property please contact Connells on

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5 Montagu Street
KETTERING NN16 8XG

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308586



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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