

# A Redevelopment Opportunity

**Taylor&Co**

LAND, NEW HOMES & BESPOKE PROPERTIES

**Mackness Building, Beech Road,  
Rushden, Northamptonshire NN10 6DE**

## Mackness Building, Beech Road, Rushden

Situated just outside the centre of town, this a great opportunity to acquire a very useful building extending to over 9000 square feet of industrial building and offices with car park currently housing 12 storage containers.

With huge potential for changes of use this we consider is a good investment opportunity that might also suit an owner occupier.

It would appear in the current market and with the over development of apartments in the area that the best way to redevelop the site would be to apply for planning to construct 8 or 9 townhouses.

Offered with full vacant possession and viewing of the building is by appointment.

The warehouse is valued to let out for approximately £48,000 pa as an investment.

The property has history of pre planning advice from the local authority who have indicated a planning application for demolition and redevelopment to residential in principle is possible.

A number of indicative drawings have been prepared with various connotations some of which are included in this Brochure.

The accommodation designed indicates 11 properties in a mix of housing and apartments.

Given the site's fairly central location, this development would be attractive to buyers and renters in the town. This redevelopment would be subject to planning.



**Guide Price - £695,000**



## Accommodation Schedule / Values

Unit	Description	Sq. Ft	£ selling price	£ per Sq. Ft
1	3 Bed Town House	1165	£379k	£325
2	3 Bed Town House	1165	£379k	£325
3	3 Bed Town House	1165	£379k	£325
4	3 Bed Town House	1165	£379k	£325
5	3 Bed Town House	1165	£379k	£325
6	3 Bed Town House	1165	£379k	£325
7	2 Bed Appt	756	£175k	£231
8	2 Bed Appt	756	£175k	£231
9	1 Bed Appt	541	£145K	£268
10	2 Bed Appt	756	£175k	£231
11	1 Bed Appt	541	£145K	£268
		<b>Approx GDV</b>	<b>£3,089,000.00</b>	

# Indicative Drawing



## Indicative Drawing

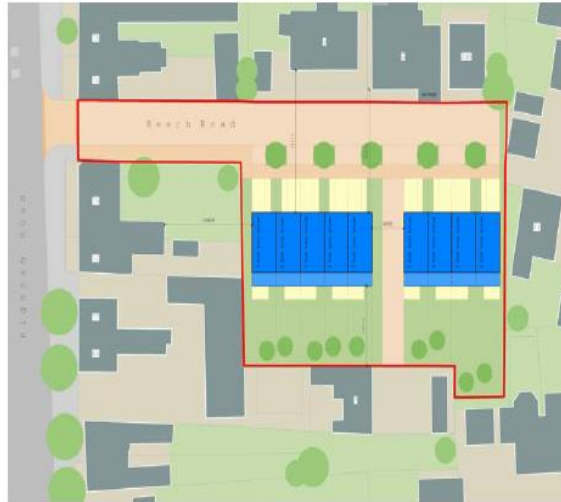




## Indicative Sketch Layouts



Layout Option 1



Layout Option 2



Layout Option 3



Layout Option 4



Layout Option 5



Layout Option 6

## Indicative Drawing



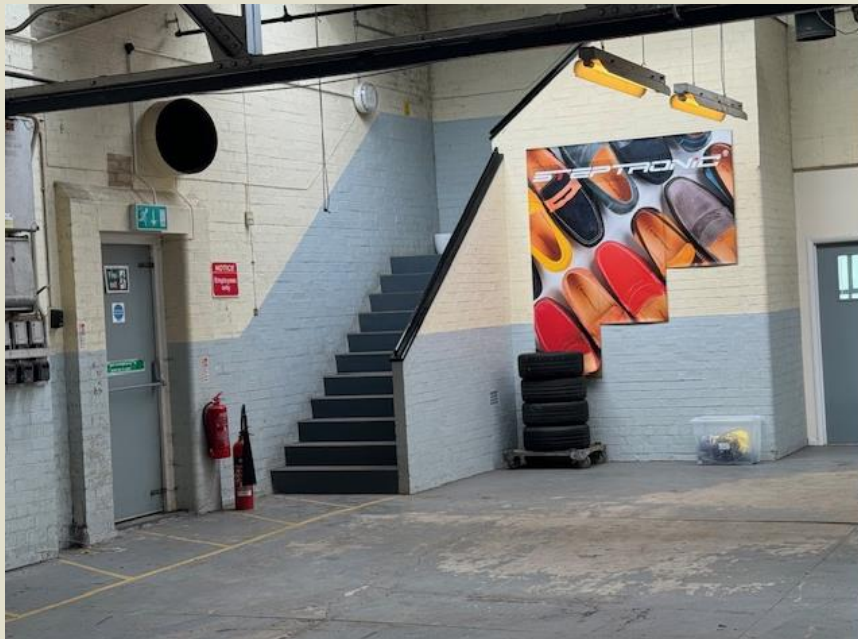
















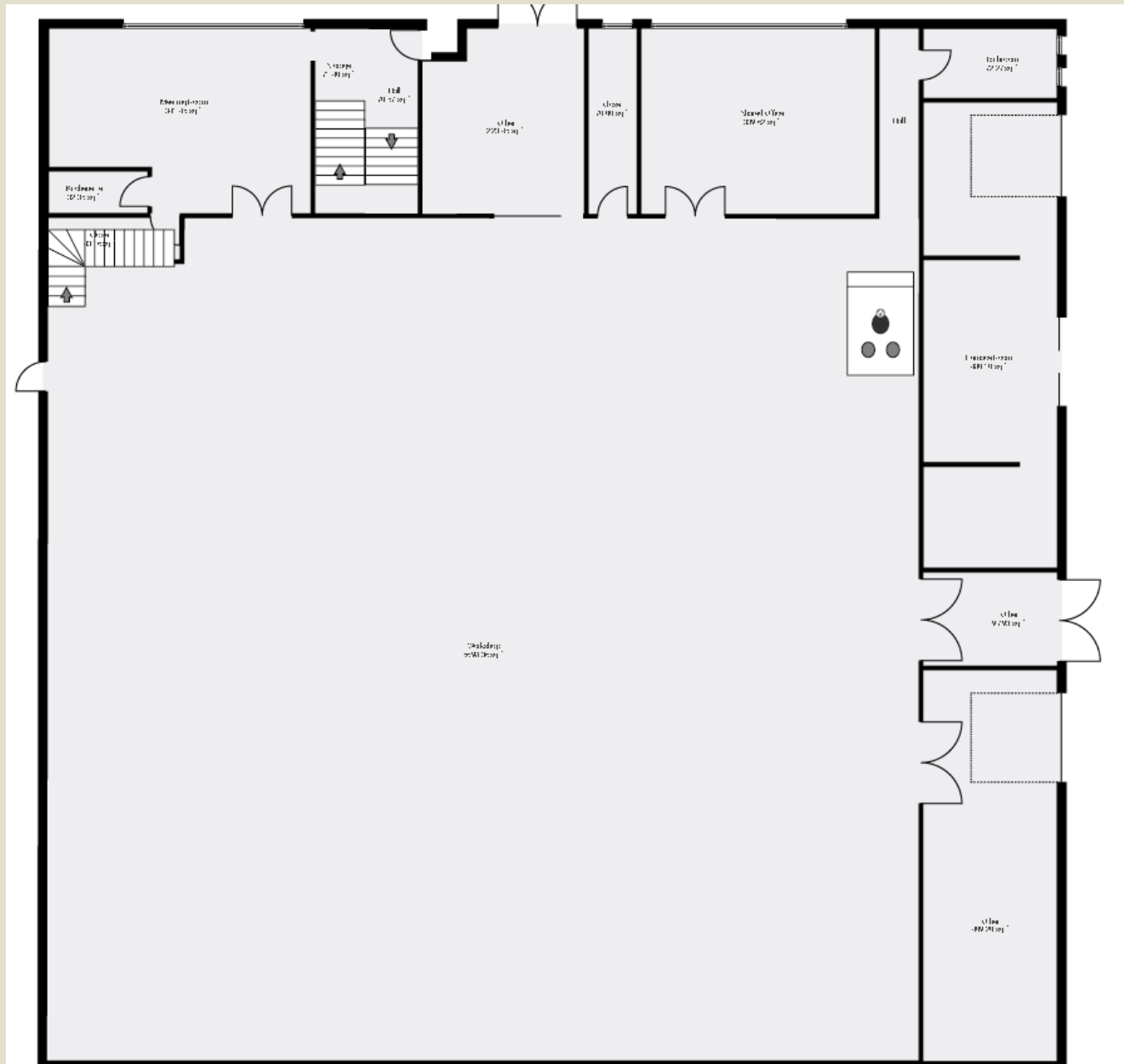






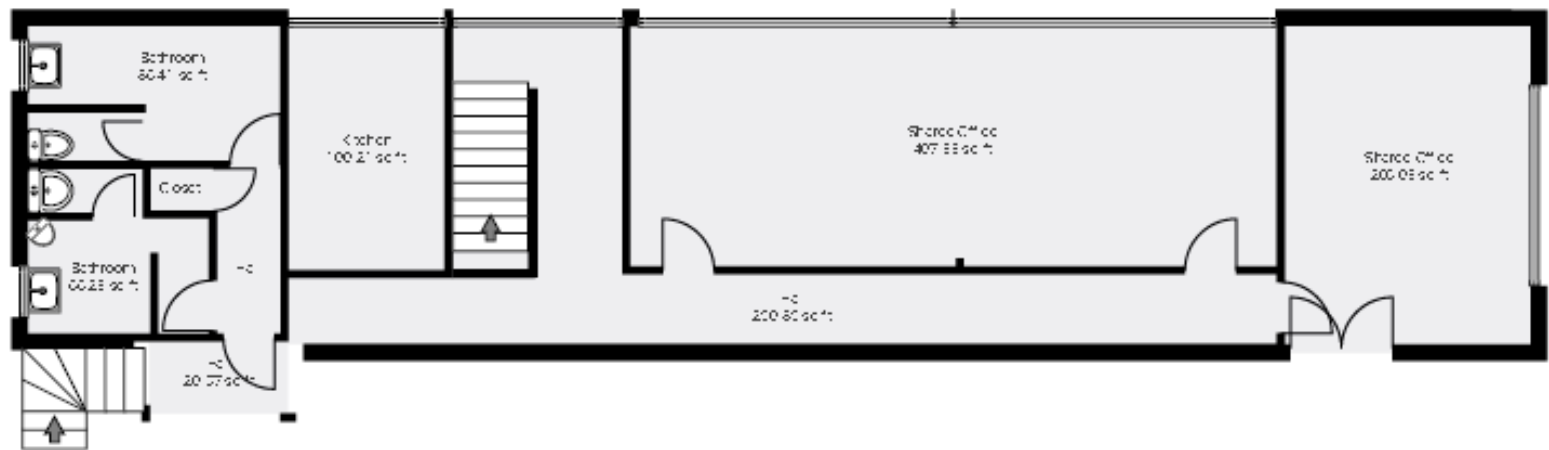


# Ground Floor Plan





## First Floor Plan



**Local Authority** - North Northamptonshire Council

**Tenure** - Freehold

**Viewing** - Strictly by appointment only.

**Agent** - Glenn Taylor – 01234 391099

### **VAT**

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.

### **Important Notice**

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

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