



Rothwell Road, Desborough Kettering **Freehold** £800,000 Guide Price

**Pattison  
Lane**

# Key Features



- Prime Residential Development Opportunity
- Residential Development Site of Approximately One Acre (0.405 hectares)
- Situated in a Sought-After Residential Area
- Accessed Via a Newly Created Private Gated Driveway
- The plot is Bordered by a Small Woodland to the Northwest

Prime Residential Development Opportunity - Land at Rothwell Road, Desborough

Location: Land to the rear of 91 Rothwell Road, Desborough, NN14 2NS.

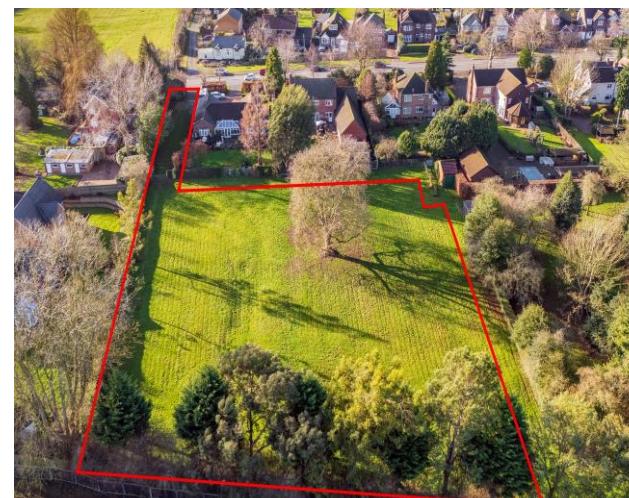
An exceptional opportunity to acquire a prime residential development site of approximately one acre (0.405 hectares).

Currently held as a well-maintained, undeveloped parcel of land, the site is situated in a sought-after residential area on the edge of Desborough, approximately 550m south of the town centre.

## Site & Access

Private Access: The site is accessed via a newly created private gated driveway leading from the B576 Rothwell Road.

Setting: The land is level at its upper reaches before falling markedly towards the northeast, offering potential for creative architectural design that utilizes the natural topography.



**Existing Features:** The plot is bordered by a small woodland to the northwest.

#### Planning & Development Potential

**Positive Local Authority Feedback:** A formal pre-application advice letter from Kettering Borough Council (Ref: PRE/2019/0103) states that a proposal for 4 detached dwellings with associated parking and amenity space would receive a recommendation for approval.

**Policy Support:** The principle of residential development is supported by local policies (Saved Local Plan Policy 35 and JCS Policies 11 and 29) as it sits within the established town boundary.

**Flexible Terms:** The vendor is offering the property on a subject to planning basis, providing a purchaser the freedom to submit an application for a scheme of their choosing.

#### Technical & Environmental Status

**Preliminary Risk Assessment:** A 2020 Phase I report concluded that the site is uncontaminated and carries a negligible risk, confirming that no further investigative work is required for residential use.

**Arboricultural Survey:** A full tree survey has been conducted, providing clear guidance on root protection areas and the integration of new structures with existing high-value trees.

**Utilities:** It is anticipated that utilities can be easily routed to the development from adjacent roads.

#### Investment Potential

Based on comparable nearby properties, the expected Gross Development Value (GDV) is circa £2.8m (subject to planning). This site represents a high-quality development prospect in a stable residential area with clear pathways to planning approval.



# Selling your property?



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Contact us to arrange a **FREE**  
home valuation.

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