



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?

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

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



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