



Montagu Street, Kettering **Freehold** Guide Price £750,000

**Pattison
Lane**

Key Features

- Prime Investment Opportunity
- Grade II Listed Building
- A Versatile Proposition
- Designed Layout Plans Accommodating up to 11 Apartments
- Prime Central Location
- Excellent Road and Rail Links
- Substantial Plot of Land to the Rear
- Spanning Approximately 10,000 SQ FT

A prominent Grade II listed landmark steeped in local history, this striking building was constructed in 1888, with the foundation stone famously laid by the Duke of Buccleuch.

The property benefits from approved planning permission (Ref: NK/2023/0257) for a comprehensive conversion into 11 residential apartments. Crucially, a significant programme of initial conversion works has already been undertaken, offering an incoming developer or investor a considerable advantage.



Approximate Outline



Extending to approximately 9,800 sq ft of internal accommodation, the site is further enhanced by roughly one-third of an acre of land to the rear, which benefits from vehicular access via Eden Street.

As a partially completed project, this site represents a superb opportunity for a new owner to realise the building's full potential and bring a historic local asset back to life. Early viewings are highly recommended to fully appreciate the sheer scale and scope of the accommodation on offer.

AGENTS NOTE:

Being Sold on behalf of the Joint Fixed Charge Receivers

This title is split over two separate titles - further information available on request.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

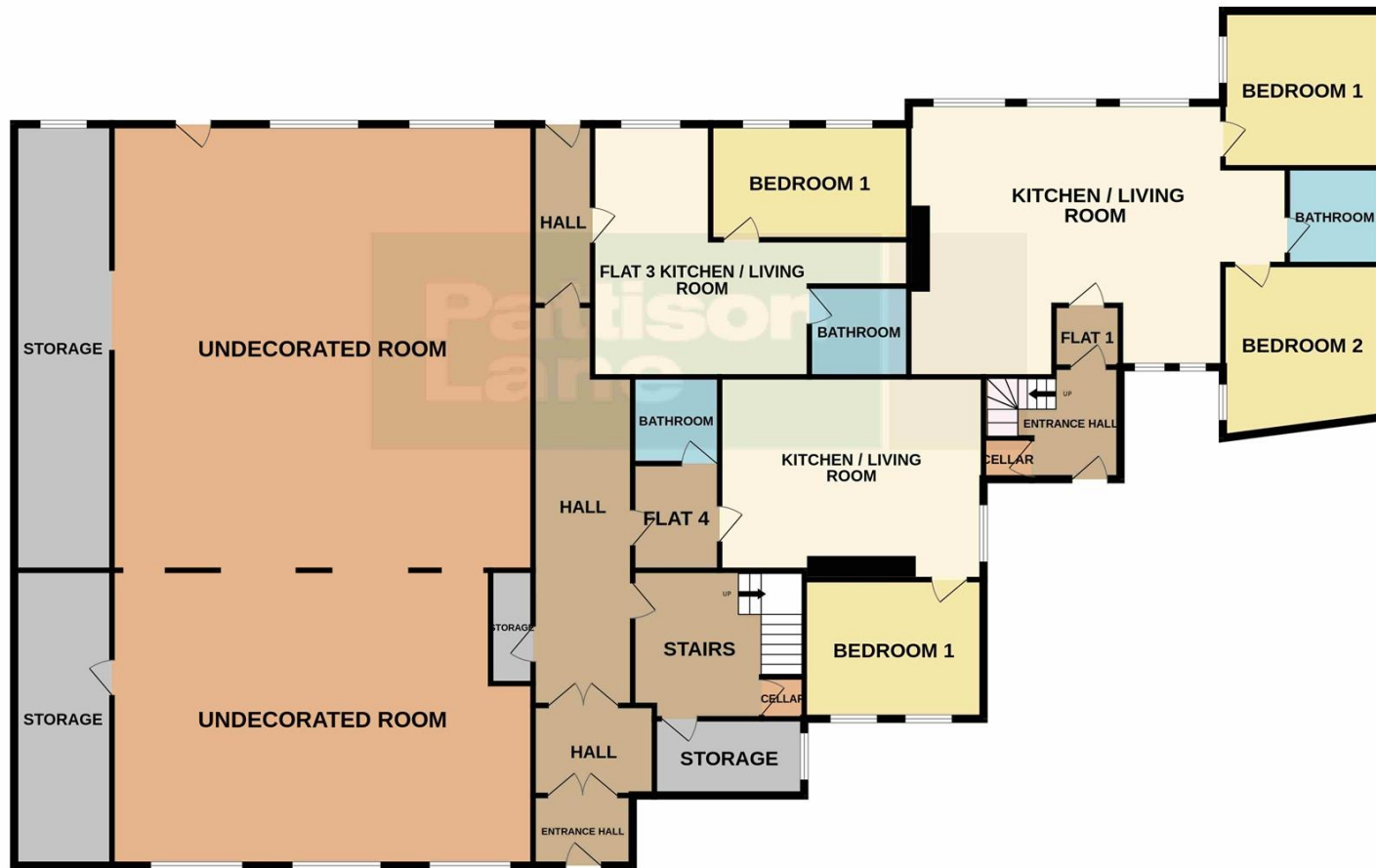




BASEMENT
1404 sq.ft. (130.4 sq.m.) approx.



GROUND FLOOR
4174 sq.ft. (387.8 sq.m.) approx.



1ST FLOOR
3854 sq.ft. (358.0 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL207204 - 0004

