



**Building Plot The Promenade, Wellingborough NN8 5AL**

***welcome to***

**Building Plot The Promenade, Wellingborough**

We are delighted to offer this substantial building plot, with planning permission granted and activated for a single six bedroom detached luxury home. The promenade is possibly the most sought after location with in the town centre.



## NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

### Part I – Particulars of application

Date Valid:  
14 November 2022

Application Number:  
NW/22/00798/VAR

Location:  
Sunningdale, 26 - 28 The Promenade, Wellingborough, NN8 5AL

Description:  
Variation of condition 2 (approved plans) of planning permission reference NW/22/00304/FUL to substitute the approved plans 'Ground Floor Layout - 0240/04 D' with 'Ground Floor Layout - 0240-04E', 'First And Second Floor Layouts - 0240/05 B' with 'First And Second Floor Layouts - 0240-05C', 'Elevations - 0240/06 B' with 'Elevations - 0240-06C', 'Block Plan - 0240/07 B' with 'Block Plan - 0240-07C' and 'Indicative Street Elevation - 0240/08 C' with 'Indicative Street Elevation - 0240-08D' to include changes that improve the buildability, design, and internal natural daylighting.

### Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act

**GRANT PERMISSION TO VARY A**

welcome to

## Building Plot The Promenade, Wellingborough

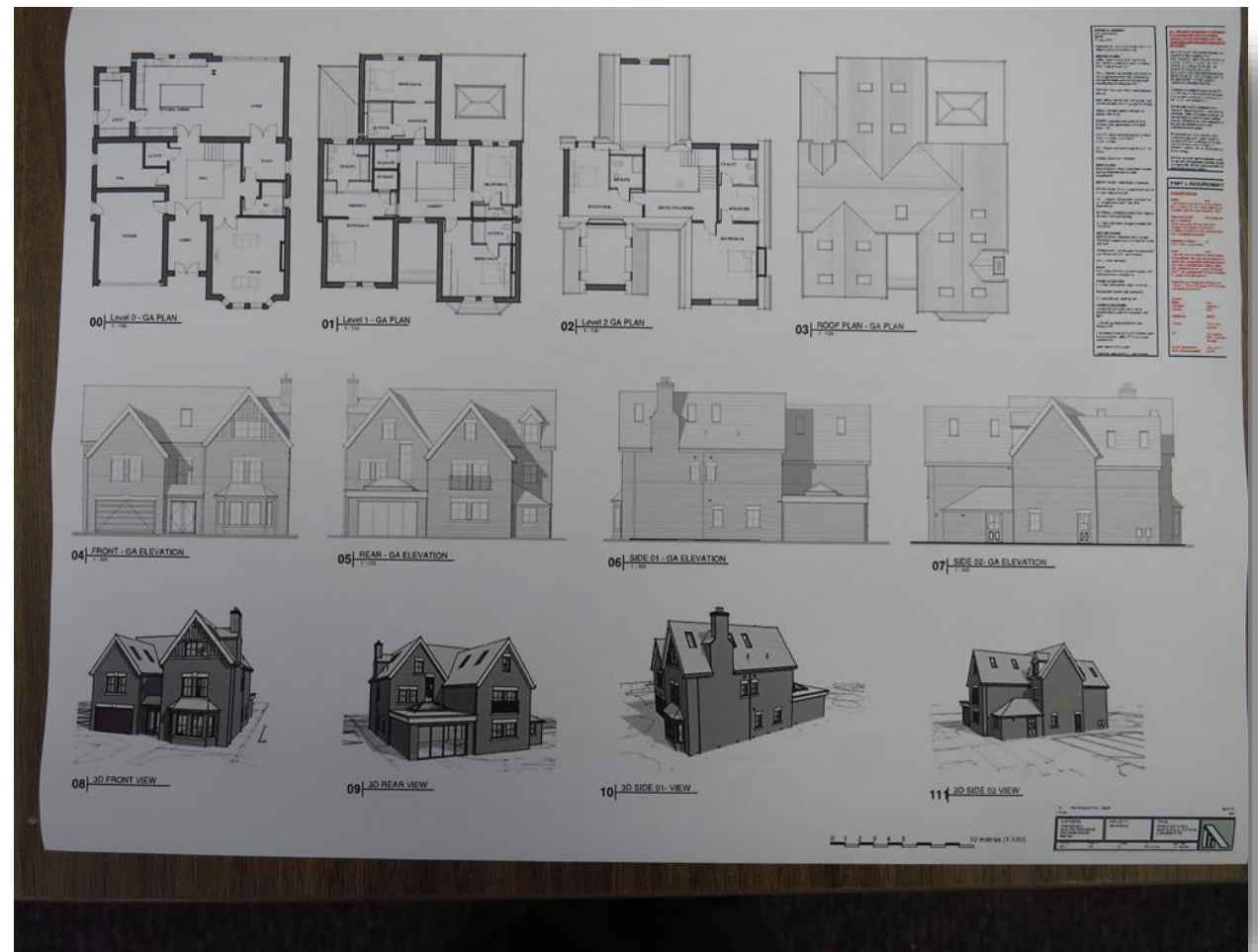
- A substantial building plot with planning permission permit
- Located in Wellingborough
- Serious offers invited
- A rare developer opportunity
- 6 bedroom detached

Tenure: Freehold EPC Rating: E

Council Tax Band: G

offers in the region of

**£350,000**



view this property online [williamhbrown.co.uk/Property/WBR114241](http://williamhbrown.co.uk/Property/WBR114241)



Property Ref:  
WBR114241 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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