

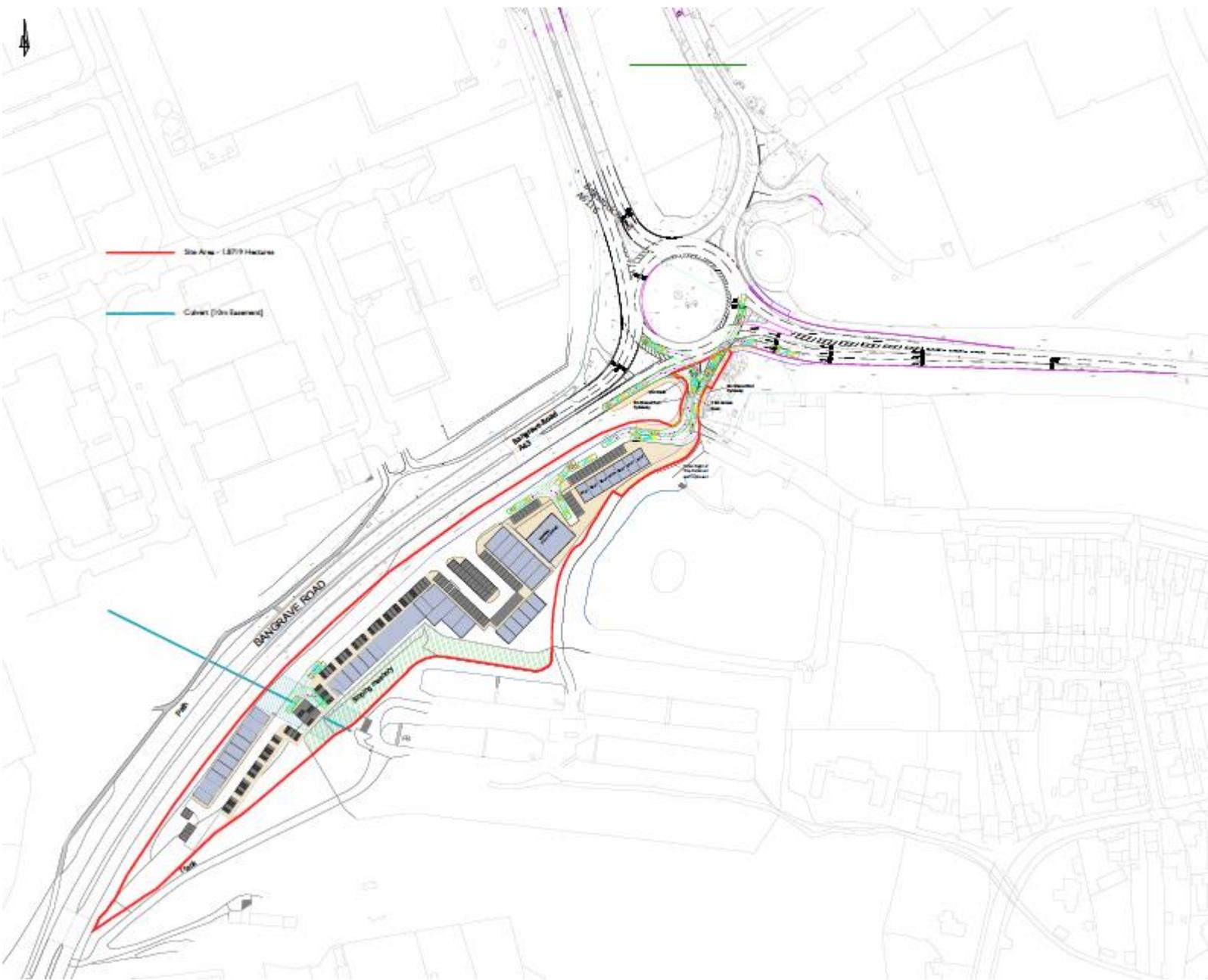
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Eddisons

Incorporating Budworth Hardcastle

PROMINENT INDUSTRIAL DEVELOPMENT – FOR SALE



INDUSTRIAL DEVELOPMENT SITE, BANGRAVE ROAD, CORBY, NORTHANTS.

Price: Offers in the region of £1.5m Exclusive.

Size: 4.607 acres (1.864 ha)

- Prominent site fronting A43 Dual carriageway approx 4.607 acres (1.864 ha)
- Planning: For the erection of employment units (Classes B2, B8 and E) with associated parking, servicing and landscaping under Application No. 20/00365/OUT suitable for other uses subject to planning.
- Access will be directly off main A45 dual carriageway roundabout giving excellent access to the surrounding road network.
- Immediately available

LOCATION

Corby is situated in the north of the county of Northamptonshire approximately half way between Northampton and Peterborough. Nearby sectors include Kettering (5 miles to the south), Wellingborough (13 miles to the south), Northampton (21 miles to the south west), Market Harborough (8 miles to the west) and Peterborough (20 miles to the east).

The A14 dual carriageway is located approximately 8 miles to the south at Kettering junction 7, 8, 9 and 10 and via the A6116 eastbound to junction 12 of the A14 at Thrapston. The A14 provides access to the west to junction 19 of the M1 at the interchange with the M6 and to the east to the A1/M11 Cambridge, and on to the east coast ports of Felixstowe and Harwich.

Corby has recently opened a mainline rail station on the London mainline with journey time to London St Pancras International of approximately 70 minutes.

The subject property is located in a very prominent location fronting the A45 dual carriageway at Bangrave Road, with an extended frontage to the road.

What3words: half.icons.desire

DESCRIPTION

The site is accessed off the main roundabout and the interchange between the A43 and the A6116 opposite the Weldon North Industrial Estate leading to the currently undeveloped site fronting the A43 dual carriageway and backing on to Woodland.

The site is currently undeveloped.

A Phase I Environmental Report is available from the agents together with the Flood Risk Assessment and Drainage Strategy for the site.

PLANNING

The property has been given planning consent under reference 20/00365/OUT issued on the 28th January 2022 giving outline planning application for the erection of employment units (Classes B2, B8 and E) with associated car parking, servicing and landscaped areas. All matters reserved except access.

Any prospective purchasers should make their own enquiries to the North Northamptonshire Council planning department on 0300 126 3000.

ACCOMMODATION

Total site area approximately 4.607 acres (1.863 ha).

PRICE

Offers are sought in the region of £1.5m exclusive for the freehold interest.

SERVICES

We understand that mains services are available to the site from the A43 road but any prospective purchaser should make their own enquiries to the statutory authorities to be satisfied that they are available for their requirements.

LEGAL COSTS

Each party to bear their own.

VAT

All figures will be quoted exclusive of VAT that will be applicable.

EPC

Not applicable.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding will be required from any applicants in addition to the usual references applied for.

VIEWING

Strictly via the agents Eddisons:

Contact: Gilbert Harvey

Email: Gilbert.Harvey@eddisons.com

Telephone: 01536 483400

Mobile: 07730 416962

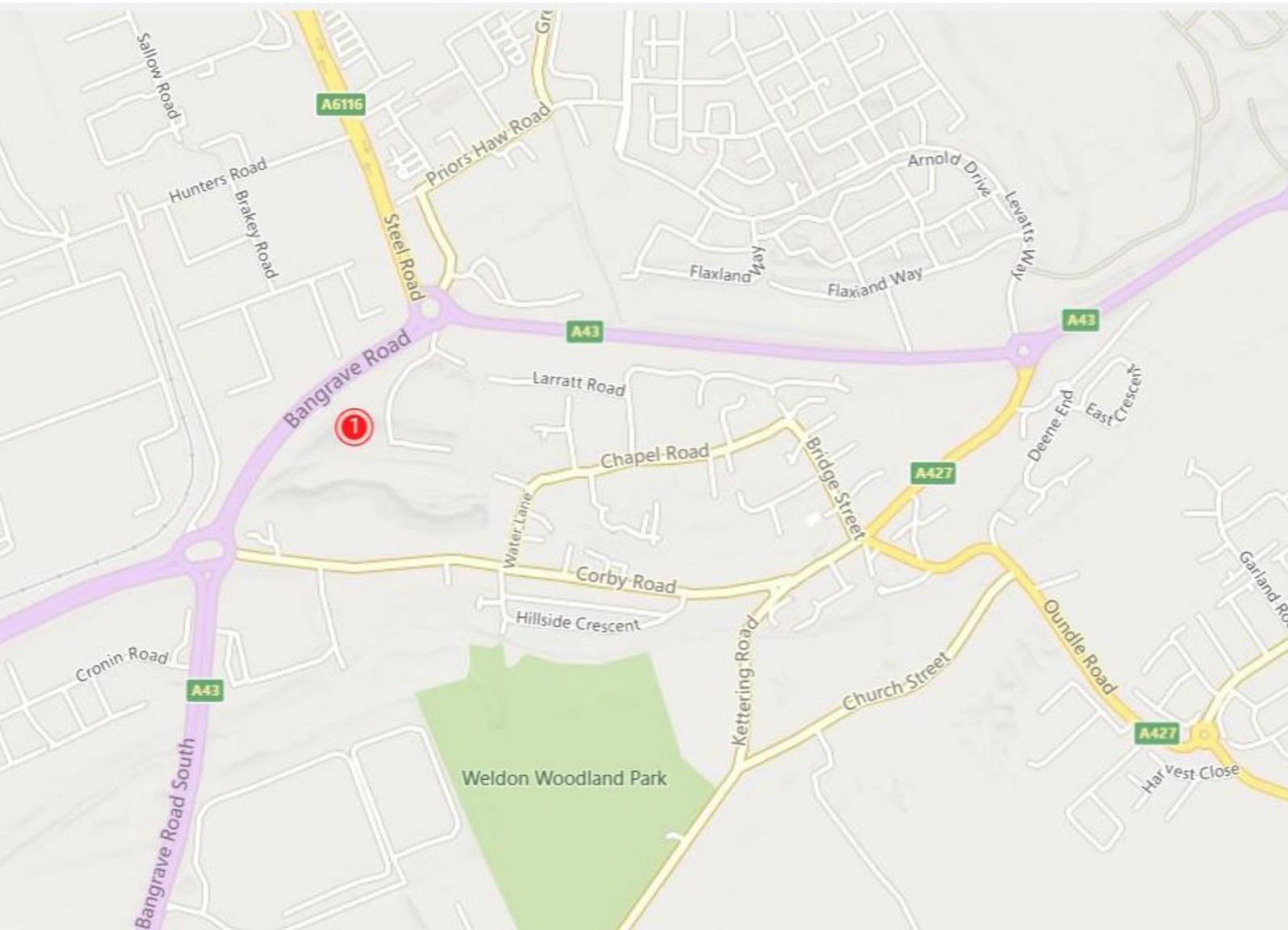
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Important Information

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