



## 75/77 Overstone Road

75-77 Overstone Road, Northampton, NN1 3JW

### Investment/Development opportunity

**3,885 sq ft**  
(360.93 sq m)

- 5 residential units with planning permission granted for an additional two units on the ground floor
- Significant redevelopment in the vicinity
- Located on the fringe of Northampton Town Centre
- Existing residential units currently fully let
- Scope for reconfiguration

# 75/77 Overstone Road, 75-77 Overstone Road, Northampton, NN1 3JW

## Summary

Available Size	3,885 sq ft
Price	£695,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

The subject property comprises a former Victorian factory/warehouse, with 5 residential units above (consisting of a mixture of bedsits, flats and studios). 75 Overstone Road is three storeys with basement accommodation and 77 Overstone Road is two storeys with basement accommodation. They are both of traditional brick construction underneath a pitched tiled roof, with flat roofs in sections (currently used as 'roof terraces'). The ground floor was most recently used as a kitchen showroom/workshop.

The residential units have been refurbished to a high standard. The units benefit from double-glazed windows and heating is provided via electric radiators.

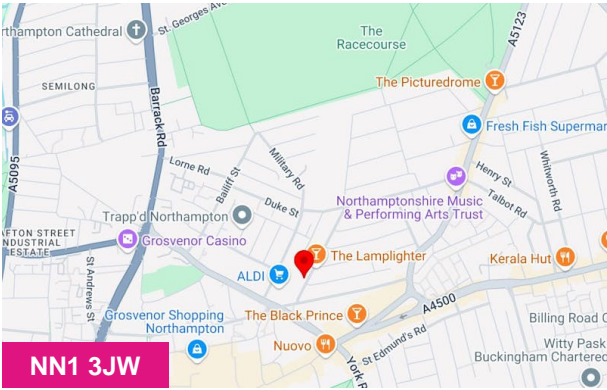
Planning permission has recently been granted for the conversion of the ground floor workshop to 2 x 1 bedroom self-contained apartments with courtyard gardens with alterations required. Planning ref: 2024/0589/FULL.

## Location

The subject property is located on Overstone Road which is on the fringe of Northampton Town Centre, it is a large residential and commercial location and falls within the Northampton Boot and Shoe Conservation Area. There is significant redevelopment in the area including the conversion of the former Hawkins Boot and Shoe factory to 89 flats and studios. Further development is underway nearby.

Northampton is one of England's fastest growing towns with a present population of 225,000 and is the strategic location for many national organisations as their central hub for business.

Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

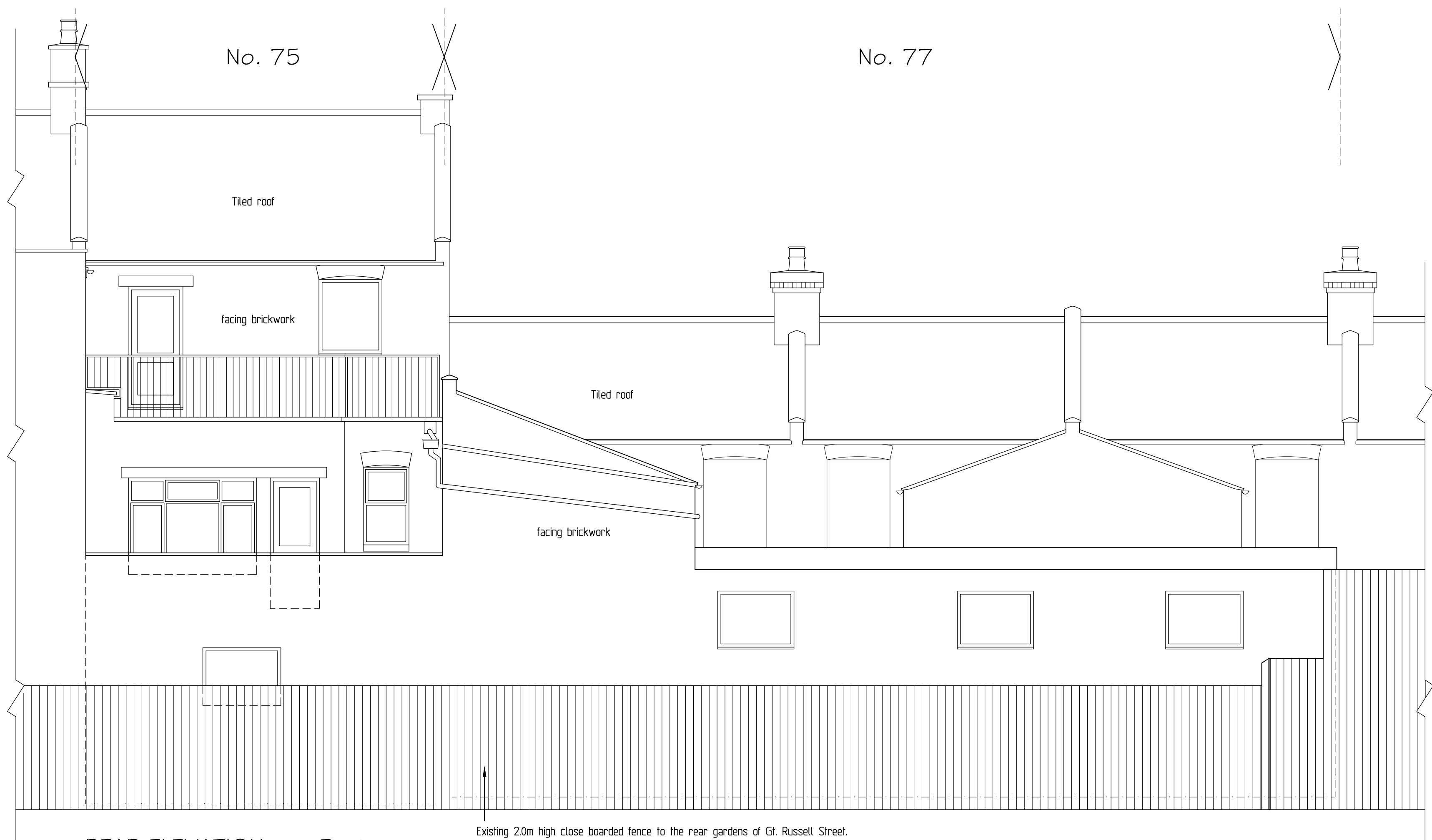


## Viewing & Further Information

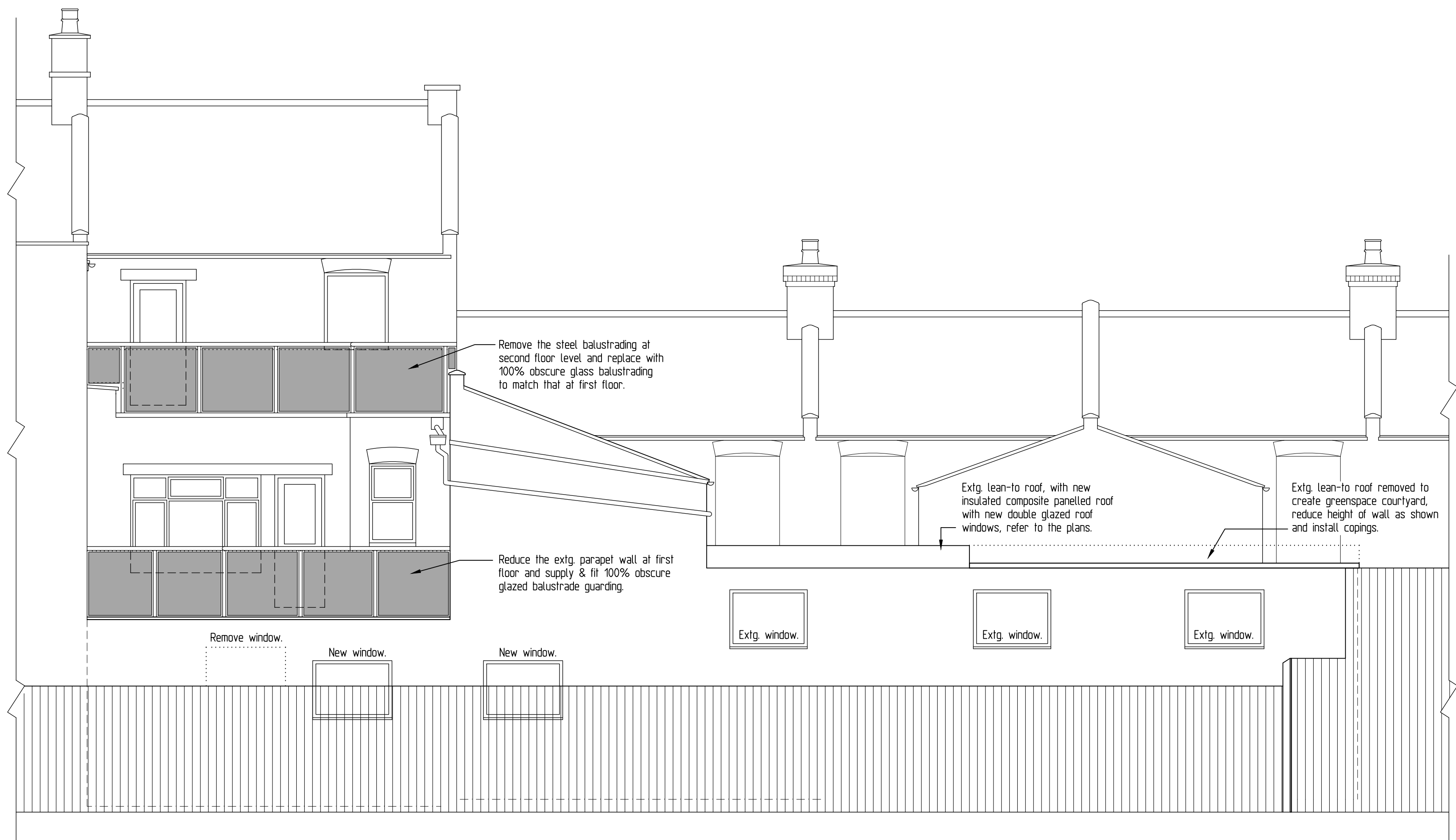


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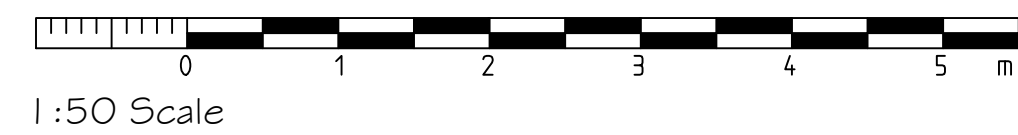


REAR ELEVATION - as Existing



REAR ELEVATION - as Proposed

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B	Additional Patio area created for Unit 1	30.06.24	KK
A	Updated	30.04.24	KK
REF.		DATE	DRAWN



Job  
ALTERATIONS & CHANGE of USE  
of GROUND FLOOR WORKSHOPS at  
75-77 OVERSTONE ROAD  
NORTHAMPTON  
NN1 3JW

For  
Benedict Thomas Property Holdings Ltd

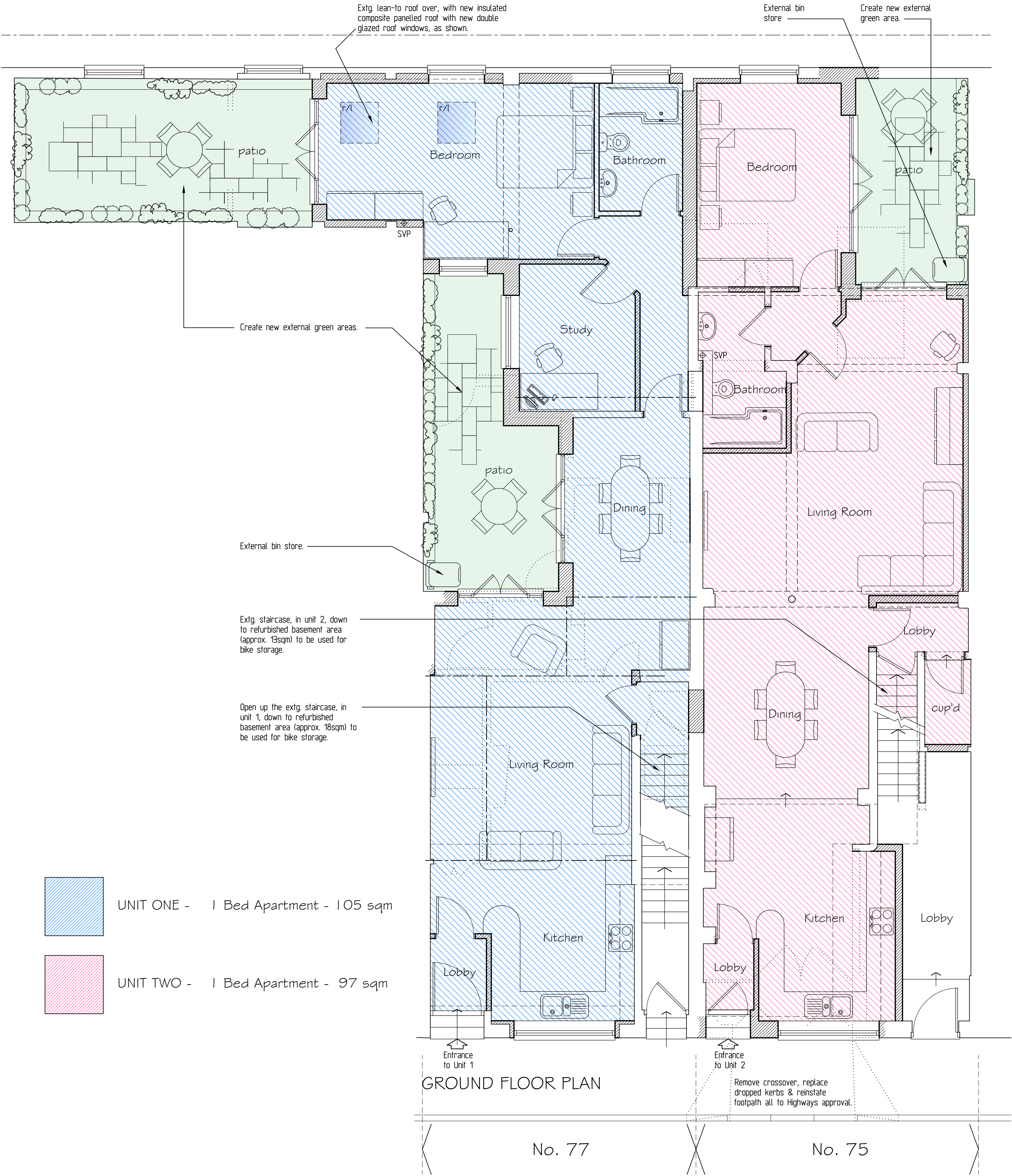
Drawing Title  
EXISTING & PROPOSED  
REAR ELEVATIONS

Date  
October 2022

Scale  
1:50 @ A1

Drawing No  
1549-22 / 05

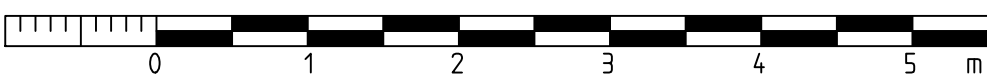
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FRONT ELEVATION - Overstone Road

No. 77

No. 75



1:50 Scale

DEMOLITIONS SHOWN DOTTED  
NEW WORK SHOWN HATCHED

C Additional Patio area created for Unit 1 30.06.24 KK  
B Increased Patio areas with additional glazing 06.06.24 KK  
A Unit Two updated 30.04.24 KK

REF.	DATE	DRAWN
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REVISIONS



ARCTECK DESIGNS

Job ALTERATIONS & CHANGE of USE  
of GROUND FLOOR WORKSHOPS at  
75-77 OVERSTONE ROAD  
NORTHAMPTON  
NN1 3JW

For Benedict Thomas Property Holdings Ltd

Drawing Title GROUND FLOOR PLAN &  
FRONT ELEVATION - as PROPOSED

Date October 2022 Cod Ref BTO1

Scale 1:50 @ A1 Rev C

Drawing No 1549-22 / 03



FIRST FLOOR PLAN



C	Additional Patio area created for Unit 1	30.06.24	KK
B	Increased Patio areas	06.06.24	KK
A	Updated	30.04.24	KK

REF.	DATE	DRAWN
REVISIONS		



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ALTERATIONS & CHANGE of USE  
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Drawing Title  
FIRST FLOOR PLAN  
as PROPOSED

Date  
October 2022  
Cod Ref  
BTO1

Scale  
1:50 @ A1  
Rev  
C

Drawing No  
1549-22 / 04