

COTTINGHAM ROAD

Corby, Northamptonshire, NN17 1TY

Eddisons

01536 483400



— LAND FOR **SALE**

Residential and Commercial Potential

Significant Key Highlights:

- Planning potential for residential apartments, care homes, and commercial development
- Boasting an expansive area of 0.694 acres (0.281 hectares)
- Commute to London with ease, as trains arrive every 30 minutes
- Situated directly across from Corby train station, a 3-5 minute walk away
- Enjoy a prime location within the town center, with convenient access to all amenities

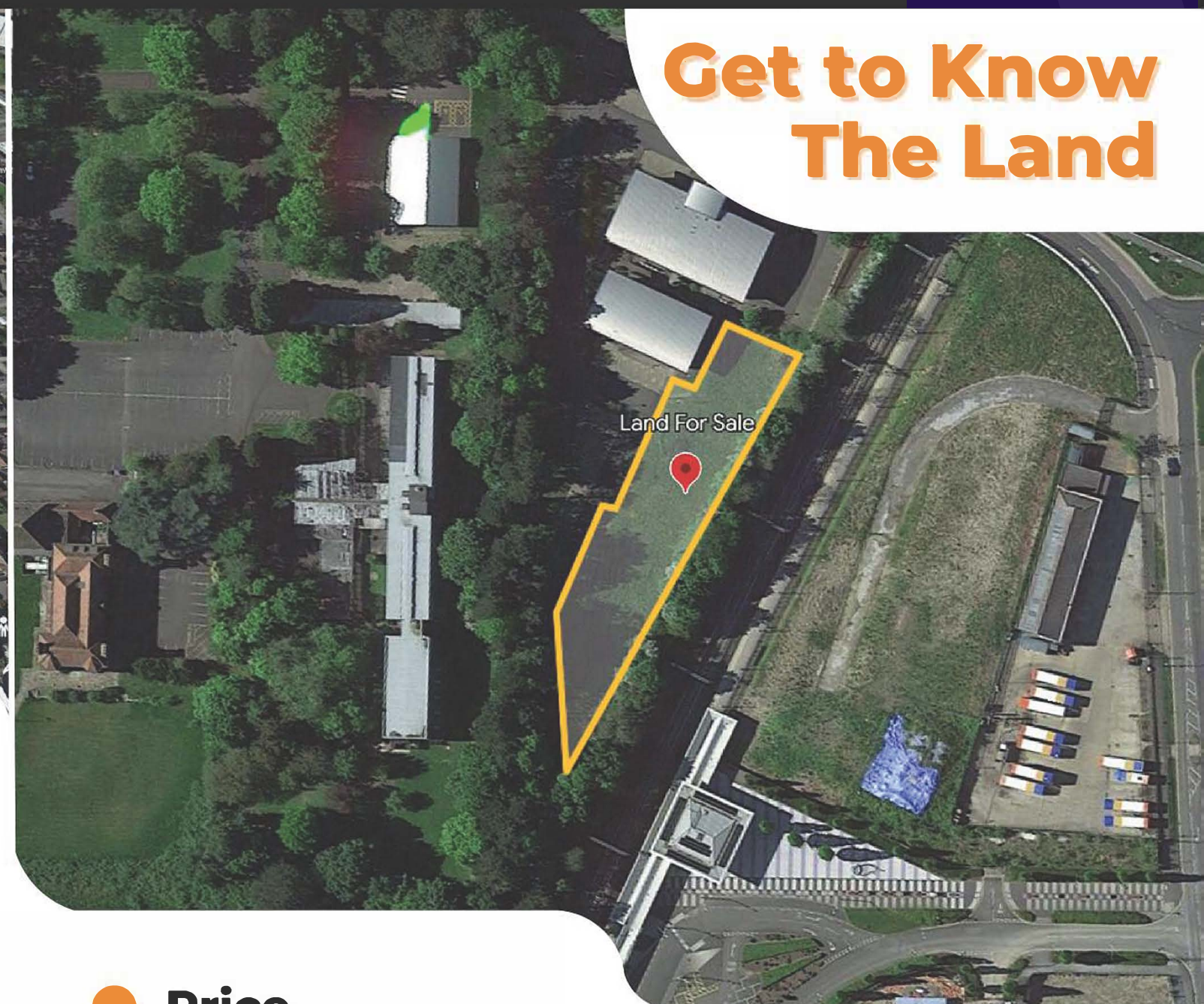
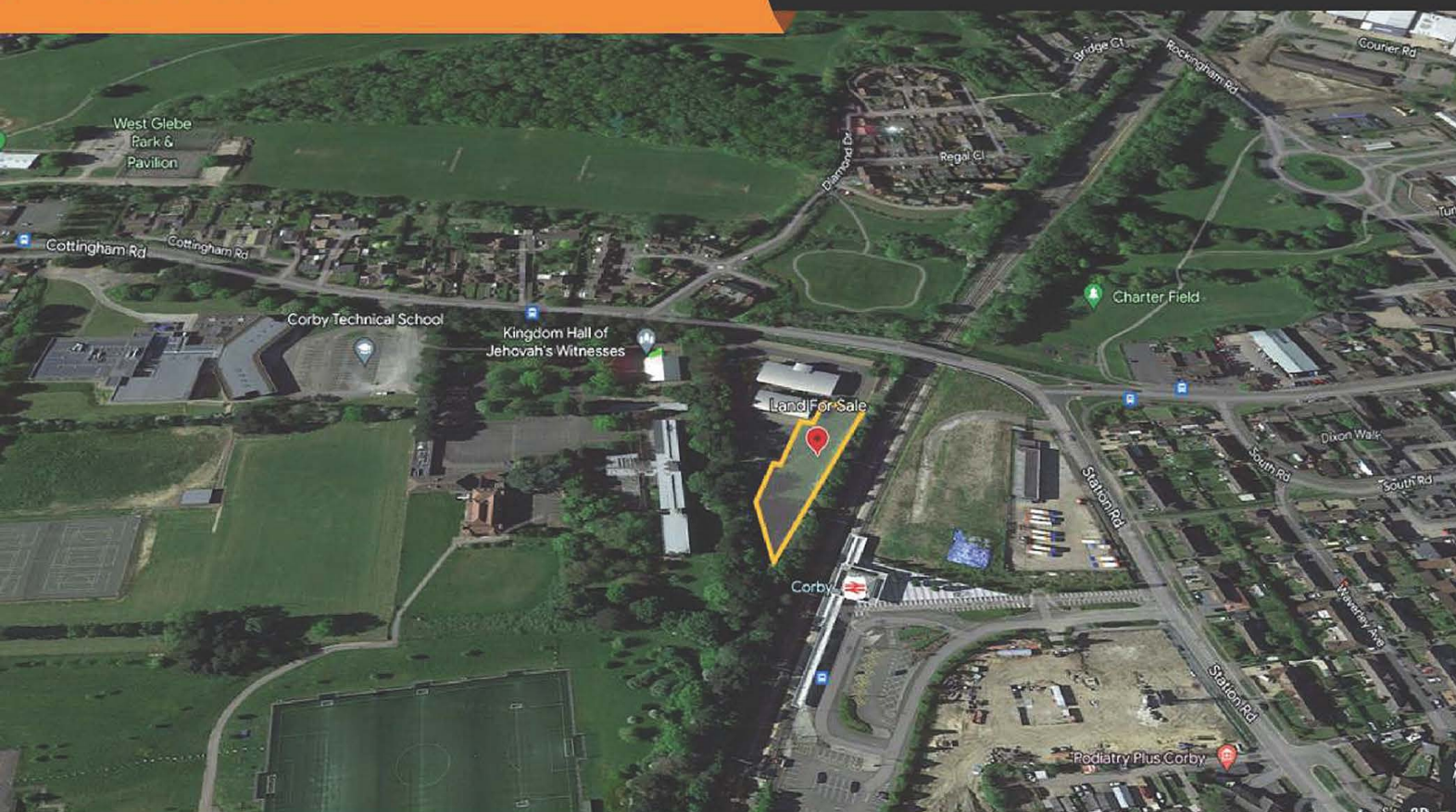
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**Get to Know
The Land**



Location

Corby is the fastest-growing area in the UK outside of London. With an expansive area and proximity to the train station, commuting to London has never been easier. The town is experiencing rapid growth, with the local council aiming to hit a population of 100,000 by 2030. The town's excellent road links to the A43 and A14 provide access to the M1 and M6 motorways. Additionally, London St Pancras can be reached within an hour from Corby Railway Station, which is located just two minutes away from the property.

Services

Mains water, electricity, and drainage are accessible nearby, but it's recommended that potential buyers conduct their own research with the appropriate authority to confirm capacity, connectivity, and precise service location.

Planning

An exceptional opportunity awaits with a prime piece of land for sale, conveniently located next to Corby train station, with potential planning permission for the construction of new build flats, Care home or commercial uses.

This sought-after location offers a strategic advantage for commuters and residents alike, with easy access to transportation and essential amenities.

This development presents an exciting prospect for investors, developers, and individuals seeking a promising development / investment opportunity in the thriving Corby area and a chance to be a part of this transformative project that will contribute to the growth and development of the local community.

Contact us for further information on planning discussions had so far or contact the Corby Borough Council Planning department for further details on further details on 0300 126 3000

Price

Offers sought in the region of £850,000 exclusive

VAT

We are advised that VAT will not be applicable to the sale

Legal Costs

Each party is advised to bear their own legal costs in connection with the transaction.

Tenure

Freehold with vacant possession
Land registry Number NN237012

Viewing

Strictly by appointment only.
Contact Gilbert Harvey
Eddisons
01536 483400 / 07730 416962

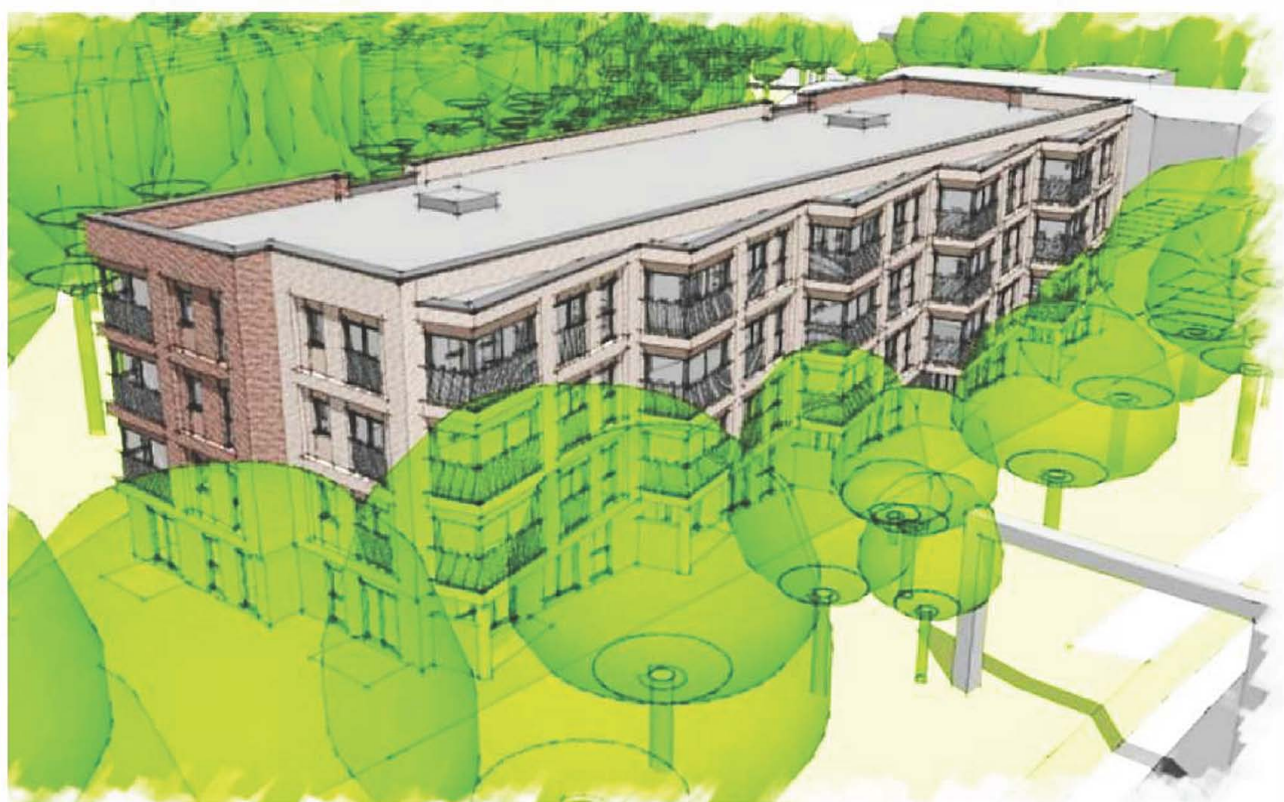
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Explore Corby

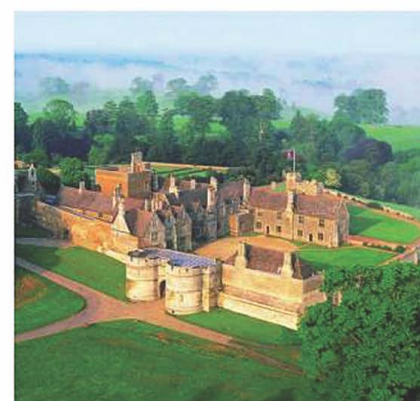
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Renders



Outdoor Opportunities

Corby offers a variety of outdoor activities with its ample green spaces and public parks. The city's Boating Lake is a popular family destination with a café, play areas, and opportunities for coarse fishing. For sports enthusiasts, Weldon Woodland Park and West Glebe Park offer BMX tracks, skate parks, and football pitches. Golfers can also enjoy Blackthorn Wood Golf Complex and Priors Hall Golf Course. The surrounding countryside is easily accessible for idyllic walks and horse riding.



Local Amenities & Shopping Facilities

Corby is a one-stop destination for all your shopping and leisure needs. It offers a variety of local shops, convenience stores, and popular supermarkets. You can also find a great selection of dining options including traditional pubs, trendy bars, and numerous takeaways. The town center and Willow Place Shopping Centre offer over 140 shops, including high-street favourites, independent brands, and various eateries. Additionally, there is Oasis Retail Park, a multiplex cinema, and essential services such as banks, chemists, and hairdressers.



OPPORTUNITIES

EXPLORATION

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