



4-10 Hazelwood Road

Northampton, NN1 1LN

**ATTENTION COMMERCIAL
SIPP INVESTORS AND
RESIDENTIAL DEVELOPERS!**
**4 Victorian former
townhouses with private car
parking. Now in office use.**

1,736 to 8,172 sq ft
(161.28 to 759.20 sq m)

- Lapsed Planning approval for 14 apartments plus architect designs for 21 unit scheme
- Close to General Hospital, Becketts Park and University
- Office . Residential . Live / Work Potential
- FOR SALE AS A SINGLE LOT FOR £975,000 OR INDIVIDUALLY FROM £300,000 EACH.

4-10 Hazelwood Road, Northampton, NN1 1LN

Summary

Available Size	1,736 to 8,172 sq ft
Price	£975,000 exclusive for whole block. Consideration will be given to splitting into individual townhouse/offices at prices starting from £300,000
Business Rates	To be re-assessed as presently in multiple individual assessments (Further info via The Government Valuation Office)
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Comprising a block of four Victorian townhouses converted to professional offices during the late 20th Century with private rear car park. Planning approval for conversion to 14 self contained apartments, each with a private car space was obtained in the early 2020's but has now lapsed. The scheme comprised 6 x 2 bedroom and 8 x 1 bedroom apartments. Additionally, architects designed a 21 apartment scheme combining existing accommodation with new-build although this was not submitted to planning. Detailed plans are available from the agents upon request.

Location

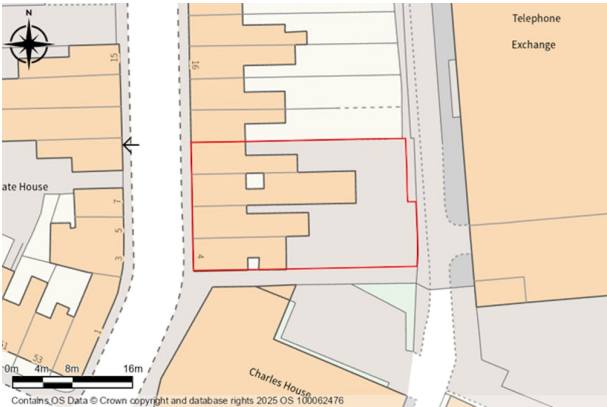
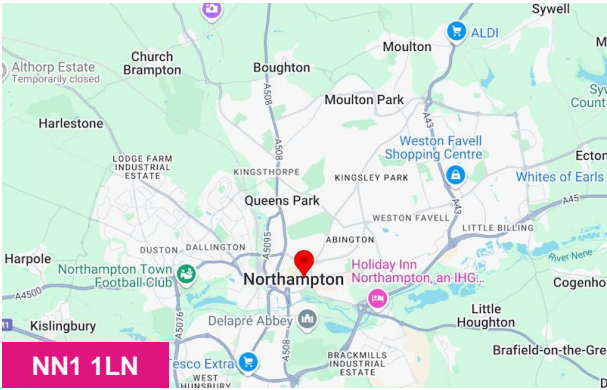
Hazelwood Road runs between St. Giles Street and Derngate (one-way). The road is characterised by a mix of office and residential buildings. Situated towards the lower end of Hazelwood Road on its Eastern side, the property is close to the amenities of Northampton town centre and within 5 minutes walk of Northampton General Hospital and 10 minutes walk of Northampton University Campus via Beckett's Park.

Northampton itself is a historic market town with an estimated population of around 225,000 with excellent national road links (M1 Junction 15) and by rail both London Euston and New Street Birmingham are within 1 hour journey time.


Accommodation


The accommodation comprises the following areas within four former townhouses with large rear car park which have been converted to offices and partly interconnected :

Name	sq ft	sq m	Availability
Basement - Useable rooms some with natural light	1,309	121.61	Available
Ground - A range of office rooms and ancillary accommodation	2,858	265.52	Available
1st - A range of offices and ancillary accommodation	2,147	199.46	Available
2nd - Office rooms	1,533	142.42	Available
3rd - Office (No.10 only)	325	30.19	Available
Total	8,172	759.20	



Viewing & Further Information

 **Elliott Halliwell**
01604639657
eh@hadlands.co.uk

 **Peter Castle**
01604639657 | 07816207903
pjc@hadlands.co.uk

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Generated on 14/07/2025

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The floor plan illustrates the first floor of a building, featuring a central corridor and symmetrical room layouts. Key areas include:

- Reception:** Located at the top left and bottom left, each measuring 10.00m x 10.00m.
- Waiting Room:** Situated in the top center, measuring 10.00m x 10.00m.
- Office:** Multiple offices are distributed throughout the plan, with dimensions ranging from 10.00m x 10.00m to 10.00m x 10.00m.
- Kitchen:** Located in the top right, measuring 10.00m x 10.00m.
- Bathroom:** Situated in the top right, measuring 10.00m x 10.00m.
- Bedroom:** Located in the bottom right, measuring 10.00m x 10.00m.
- Stairs:** Multiple staircases are shown, including a central staircase and side staircases.
- Elevators:** Located in the central corridor area.
- Doors and Windows:** Various door and window symbols are used to indicate openings and access points.

The plan is detailed with room numbers, dimensions, and architectural symbols, providing a comprehensive view of the building's layout.

The floor plan illustrates a multi-story building layout. Key areas include:

- Top Section:** A 'Meeting Room' (P. 100.1) and a 'Reception' area (P. 100.2).
- Middle Section:** A 'Lobby' (P. 100.3) and a 'Reception' area (P. 100.4).
- Bottom Section:** A 'Reception' area (P. 100.5) and a 'Lobby' (P. 100.6).
- Right Section:** A 'Kitchen' (P. 100.7) and a 'Bathroom' (P. 100.8).
- Left Section:** A 'Storage' area (P. 100.9) and a 'Reception' area (P. 100.10).

The plan also shows various corridors, stairs, and structural details. Dimensions are provided for many rooms and corridors. Door types are indicated by labels like 'GLASS DOOR' and 'DOOR'. Structural elements like 'WALL', 'FLOOR', and 'CEILING' are also labeled.

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FIRM ADDRESS		Hazelwood Road Northampton	
DRAWING TITLE			
FLOOR PLANS			
CLIENT			
Max Engel Solicitors			
PROJECT NUMBER		ISSUE DATE	
808		Jan 2020	
SECTION	SP	SHOWN	UNLOADED
		SP	GR
VERSION		DRAWN BY	SCALE
		2 of 3	1:100

Disclaimer: Advanced Surveys Limited have produced this drawing to an agreed specification with their original client. This drawing is therefore limited for the use of that client. Advanced Surveys Limited take no liability for the survey information if supplied to a third party.



PRIOR APPROVAL GRANTED

AGENT

Mr Ross Middleton
CC Town Planning
Newton House
Northampton Science Park
Kings Park Road
Northampton
NN3 6LG

APPLICANT

Hazelwood Road Developments Ltd
4-6 Hazelwood Road
Northampton
NN1 1LW

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015. SCHEDULE 2 PART 3 CLASS O

PROPOSAL: PRIOR NOTIFICATION OF CHANGE OF USE OF 4 AND 6
HAZELWOOD ROAD FROM OFFICES (USE CLASS E) TO 6NO SELF
CONTAINED APARTMENTS (USE CLASS C3)
LOCATION: 4 - 6 HAZELWOOD ROAD, NORTHAMPTON, NN1 1LN
DRAWINGS (No.): N385-203 Proposed floor plans, N385-204 Existing and proposed
elevations, N385-202 Site plan

I write with regards to the above application submitted under the terms of Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015. The Council has received objection(s) to the proposal and therefore in accordance with the provisions of the Order the prior approval of the Council is required. Having assessed the proposed development and material considerations I confirm that prior approval is granted for the following reason:

The proposed use, subject to conditions, would not lead to unacceptable transport and highways impacts, contamination or flooding risks on site, noise impacts on the intended occupiers of the development from neighbour commercial premises, would provide adequate natural light in all habitable rooms and would comply with the Nationally Described Space Standards.

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: N385-203 Proposed floor plans, N385-204 Existing and proposed elevations, N385-202 Site plan

Reason: For the avoidance of doubt and to accord with the terms of the prior approval application.

2. Prior to the first occupation of the development hereby approved, a noise assessment and mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of internal and external noise affecting the site whether from fixed plant or equipment and noise generated from adjacent commercial uses and the provisions to be made for its control to mitigate the impact on the amenity of proposed occupiers.

The approved scheme shall be implemented prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of the amenity of the proposed occupiers in accordance with the National Planning Policy Framework and Policies BN9 and S10 of the West Northamptonshire Joint Core Strategy.

3. The parking spaces shown on Drawing Number N385-203 shall be constructed and laid out prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

4. The lower ground floor rooms as shown on the plans hereby approved shall not be used at any time as a habitable room as defined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: To ensure the provision of adequate natural light in all habitable rooms serving the dwellings hereby approved in accordance with the requirements of the National Planning Policy Framework.



Jim Newton
Assistant Director Economic Growth & Regeneration
Planning Service

The proposal may therefore proceed as permitted development in accordance with the provisions of the Order.

Informatives

- 1) Under the provisions of the above Order, the applicant is advised that the proposed development must be completed within 3 years of the date of the decision. Please inform the Local Planning Authority when the proposed change of use has commenced.
- 2) The applicant is advised that the bin store and cycle store indicatively shown on the proposed floor plan would require separate planning permission.
- 3) You will need to obtain formal street naming and numbering for the new unit(s) through Northampton Borough Council Building Control. For further information please call 01604 838920 or email buildingcontrol@northampton.gov.uk