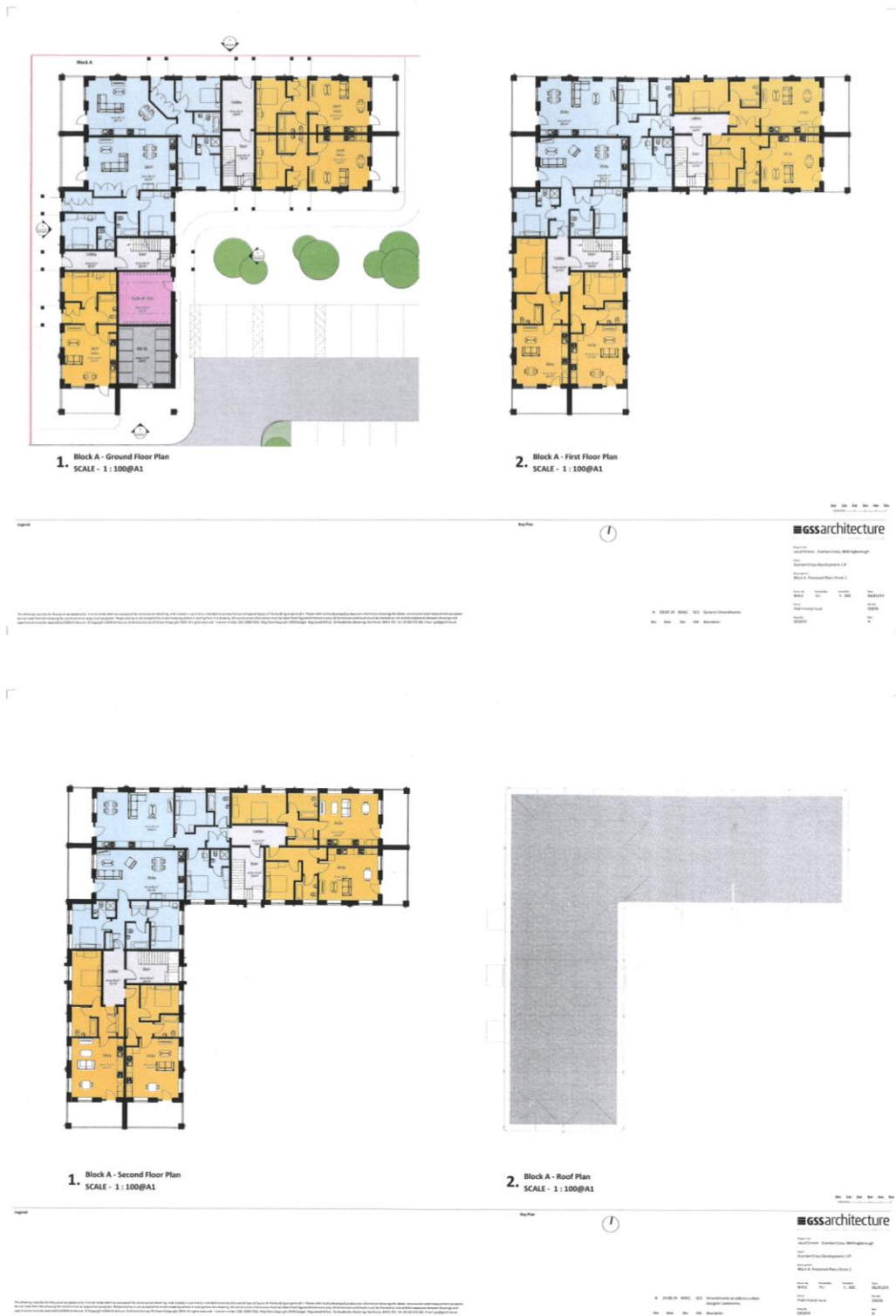


Irthlingborough Road East Wellingborough

richard james

www.richardjames.net



Land at Stanton Cross Irthlingborough Road East
Wellingborough NN8 1TQ
Freehold Guide Price £400,000 - £450,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Prime Residential Development Opportunity with Existing Planning Consent.

An exceptional opportunity to acquire a strategically located residential development site within the highly sought-after Stanton Cross Development, one of Northamptonshire's most significant regeneration and growth areas.

The site extends to approximately 1,293.2 sq.m (0.320 acres / 0.129 hectares) and currently has planning permission for 17 apartments along with parking spaces, which the purchaser will need to amend the consented scheme to a maximum of 13 apartments, with a total gross internal floor area of approximately 11,748 sq.ft. (excluding communal areas). The Planning Application number is NW/ 23/ 00062/ REM.

This represents an attractive opportunity for developers, investors and housebuilders seeking a well-positioned site within an established and rapidly expanding residential community in an attractive location adjacent to existing and ongoing residential development.

Stanton Cross is a landmark mixed-use regeneration project on the eastern edge of Wellingborough that will ultimately deliver approximately 3,650 new homes, employment opportunities, community facilities, retail provision and extensive open spaces. The development has been designed as a sustainable new community with significant investment in infrastructure, public transport, education and recreational amenities.

The wider Stanton Cross scheme includes:

- New neighbourhood and local centres.**
- Retail, office and commercial space.**
- Primary schools and nursery provision.**
- Community facilities and healthcare services.**
- Extensive walking and cycling routes.**
- New public transport infrastructure and station improvements.**
- Large areas of landscaped open space and parkland.**

The site enjoys a highly accessible location close to the centre of Wellingborough and within easy reach of a wide range of amenities.

Wellingborough Railway Station is less than one mile away, providing direct services to London St Pancras International in under one hour and the area benefits from excellent road communications via the A45, A509, A14 and M1, providing convenient access throughout Northamptonshire and the wider Midlands region.

Local amenities include:

- Stanton Cross Primary School.**
- Nursery and childcare facilities.**
- Planned neighbourhood centre with convenience retail and community facilities.**
- Future retail units, gym and commercial space.**
- Wellingborough town centre shopping and leisure amenities.**
- Nearby supermarkets, restaurants and cafes.**
- Country park, riverside walks and green open spaces.**

This site offers an excellent opportunity to deliver a high-quality apartment scheme within one of the region's most ambitious and well-connected new communities.

Only unconditional offers will be considered.

Agents Note

Please be aware that the aerial photograph also is includes other development plots and is intended as a guide only to show the location. Some of the drawings also show the wider part of the development. The drawings with blue shading refers to the plot for sale.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client. The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website – www.richardjames.net

