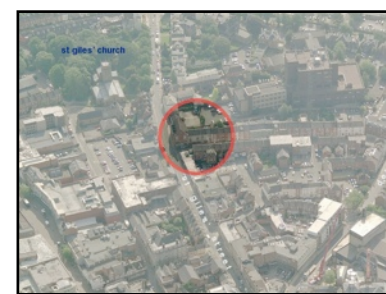
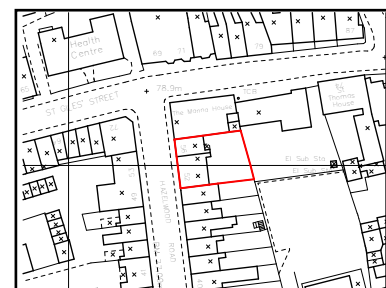


Residential Development Site

An excellent opportunity to acquire this brownfield site with detailed planning permission, located in the Derngate conservation area in Northampton town centre.

52-56 Hazelwood Road, Northampton, NN1 1LN

Guide Price £400,000



- Town centre location
- Walking distance from shops & offices
- Over 783 sq m
- Possible commercial income
- Full planning permission
- Brownfield site
- 15 Apartments in total
- Easy access to A45 & M1

Plot	Floor	Beds	Sq M	Sq ft
1	Lower Ground	1	50.8	547
2	Lower Ground	1	50.2	540
3	Ground	1	45	484
4	Ground	2	59.4	639
5	Ground	1	50.1	539
6	First	2	54.6	588
7	First	2	59.1	636
8	First	1	50.4	543
9	First	1	47.5	506
10	Second	2	57.7	621
11	Second	2	56.9	612
12	Second	1	50.2	540
13	Second	1	47.5	506
14	Third	1	46.7	503
15	Third	1	57.4	618
			783.5	8422



Planning

Full planning permission was granted by WNDG on the 18th of May 2009 under application ref 09/0054/FULWNN and details can be downloaded from their website, www.wndg.co.uk

The only substantial condition being that development should begin within 3 years of the permission being granted.

Tenure

Freehold

Description

Situated to the south west of the centre of Northampton within the popular Derngate, area and in easy walking distance of a full range of local amenities including regional theatre, bars, restaurants and high street shopping. The site is approximately 4 miles from the M1 junction 15 and has easy access to A45.

Currently the site is occupied by a 1970's built office which sits between Manna House on the corner of St.Giles Street, and a georgian terrace running down Hazelwood Road, the building which is now vacant is on 3 floors plus basement.

The site is offered with detailed planning consent for 15 Apartments over 5 floors. This is made up of 10 one bedroom apartments and 5, two bedroom apartments with a total of 783.5 square meters.

Tender

Offers are invited by sealed bids no later than 5.00pm, Friday 3rd October 2009, bids should include full details of finance if applicable.

Viewing

The site is viewable from the roadside, an internal inspection of the existing building can be arranged by appointment.

Contact

If you have any questions, or to arrange a viewing please contact, Peter Lightfoot - peter@elevationstateagents.com

01908 231551



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