

INDUSTRIAL

FOR SALE

LAND OFF BRIXWORTH ROAD,
BRIXWORTH, NORTHAMPTON,
NORTHAMPTONSHIRE
NN6 9BW

15.17 acres

6.14 hectares

- Part allocated employment land.
- Heads of Terms agreed on fishing lake.
- Potentially suitable for a variety of employment uses (Subject To Planning).

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LOCATION

The property is located circa 1.3 miles from Brixworth High Street and circa 1.8 miles from the A508 Harborough Road. Northampton is circa 8.5 miles to the south with Wellingborough circa 13.1 miles to the east. The M1 motorway is circa 11.4 miles to the west.

There are two points of access to the site - one from Station Road and the other from Brixworth Road. The access point from Station Road is shared with a prospective tenant of the site (area shaded orange on the plan).

DESCRIPTION

The site comprises of land and lakes totalling circa 15.17 acres (6.14 hectares) gross. Of this, circa 4.74 acres (1.92 hectares), including the 'Drummer Boy Lake' and land immediately surrounding it, is subject to an agreement in principal (draft lease prepared - copy available on request) with Brixworth Angling Club for the running of a fishing club (outlined blue on plan). The prospective purchaser shall be responsible for completing the lease with Brixworth Angling Club post purchase.

The remaining land comprises of a combination of pasture land, overgrown scrub land and areas covered by trees.

There are two dilapidated buildings on the site which total circa 2,242 sq. ft. (208.3 sq. m.) with hard standing. Given the age of the buildings - it is assumed that they may be partly constructed with asbestos containing materials.

Prospective purchasers are advised to make their own enquiries.

The site is to be sold with a restrictive covenant preventing the development of residential accommodation whilst Watson Fuel Ltd are in occupation of the Fuel Depot.

According to a Ground Water Monitoring & Soil Sampling environmental report (a copy of which is available on request) there is "no contamination expected on this land and therefore the associated risks to the wider environment is considered to be very low". Prospective purchasers are expected to accept the sellers standard environmental clause in the contract (copy available on request). The site is sold as seen with no remediation works planned.

The purchaser of the site will be responsible for the erection of a circa 109m long security fence along the boundary (denoted by the green line on the plan) within 3 months of purchase. The specification of the fence is to be agreed but it expected to either be an anti climb mesh fence or a palisade fence. It must be at least 1.8m tall and 1m away from existing buildings on the boundary. The cost of the fence is to be covered by the purchaser.

PLANNING USE

Creaton Road Industrial Estate is covered by a policy in the adopted Daventry District Local Plan 1997.

Part of the site (in between the depot and the houses) is identified within the existing site allocation as an area where employment and general industrial use is supported.

Policy R1 of the adopted West Northamptonshire Joint Core Strategy 2014 does allow development which involves the reuse of buildings, or in exceptional circumstances where it will enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy. A case could be made for the reuse of the existing building and wider redevelopment. The remaining areas of land are located in the countryside.

TERMS

The site is to be sold freehold.

Offers on an unconditional on planning basis only are sought.

GUIDE PRICE

£350,000 + VAT.

LEGAL COSTS

Each party to cover their own legal and professional costs.

VAT

The site has been opted to tax.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us, March 2021

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