

LAND AT M1/JTN 16

NORTHAMPTON NN7 3FA



To Northampton

A45

16

M1 → South

PANATTONI PARK
£1.6m sq ft of new logistics warehousing

SUBWAY
GREGGS
STARBUCKS COFFEE

EG Euro Garages

1.7 ACRES

1.7 acres (0.69ha) of greenfield site **FOR SALE FREEHOLD**

- ▶ Suitable for a range of uses, subject to planning.
- ▶ Potential for up to 30 residential units, or a lesser amount of larger dwellings.
- ▶ Industrial / Warehouse or alternative commercial developments would suit.
- ▶ Offers invited on both an unconditional or conditional basis.



Indicative images, subject to planning



LOCATION:

The site is superbly located, just off J16 of the M1 motorway, with excellent access to Northampton, Daventry and the wider region, via the A45 dual carriageway and new Daventry Link Road. The direct access to the M1 also means that the wider East and West Midlands, together with the South East regions are also easily accessible.

From a residential point of view, the site is positioned opposite and indeed would extend the small residential cluster of Upper Heyford. Larger surrounding residential areas include Nether Heyford, Flore, Weedon and of course the larger towns of Daventry and Northampton.

From a commercial aspect, the site is also opposite Bridge Business Park and the newly developed Euro Garage Services. These schemes offer a range of industrial, warehouse and retail/leisure uses. Occupiers include Gtechniq, WG Relocations, Subway, Greggs, Spar and a Starbucks drive thru. On the opposite side of J16, Panattoni Park is being developed out, delivering 1.6m sq ft of new 'big shed' logistics space.

The Holiday Inn (Northampton West) which offers a range of accommodation, business/conference meeting space and bar/restaurant is also only 2 minutes' drive.

DESCRIPTION:

The site is held in single ownership (Title number NN207835) and comprises 1.7 acres of greenfield site which is served by an access road access from the A45. The access road historically served the occupants of Bridges Business Park which is now served by new road infrastructure created by the construction of the Daventry Link Road.

The site is triangular in shape with the service road running through the centre of the site providing an established means of access.

The site fronts the former A45 overlooking the cluster of residential development which makes up Upper Heyford, and is bordered by the new DDLR relief road as well as agricultural fields and commercial development on the west side of the DDLR.

PLANNING:

The site is a greenfield site and forms part of the West Northamptonshire policy area and is not allocated for a specific land use within the local plan.

Given the recent developments in the vicinity including the approval of planning consents for additional warehouse facilities at Bridges Business Park, the development of the Euro Garages petrol station and retail facilities adjacent to Jtn 16 and the continued expansion of the logistics scheme at Panattoni Park we believe the site could accommodate further commercial development.

We are also aware of the promotion of the adjacent "Spokes" land comprising 50ha (120 acres) for a mixed use scheme which could involve the delivery of a range of industrial and logistics development along with a range of new housing up to the existing boundary of Upper Heyford.

Given the proximity of the Upper Heyford cluster of residential housing to the subject site, we feel that a small cluster of housing may be possible by way of an infill scheme.

All of the above are subject to planning and interested parties are encouraged to undertake their own planning investigations and review.

SALE OPTIONS:

1. Unconditional Sale

Our client may consider an unconditional sale of the site.

2. Conditional Sale:

Our client is willing to enter into a conditional sale of the site on a subject to planning basis, subject to a review of a purchaser's proposals and planning strategy.

FURTHER INFORMATION:

Additional supporting information is available from the joint agents:

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