

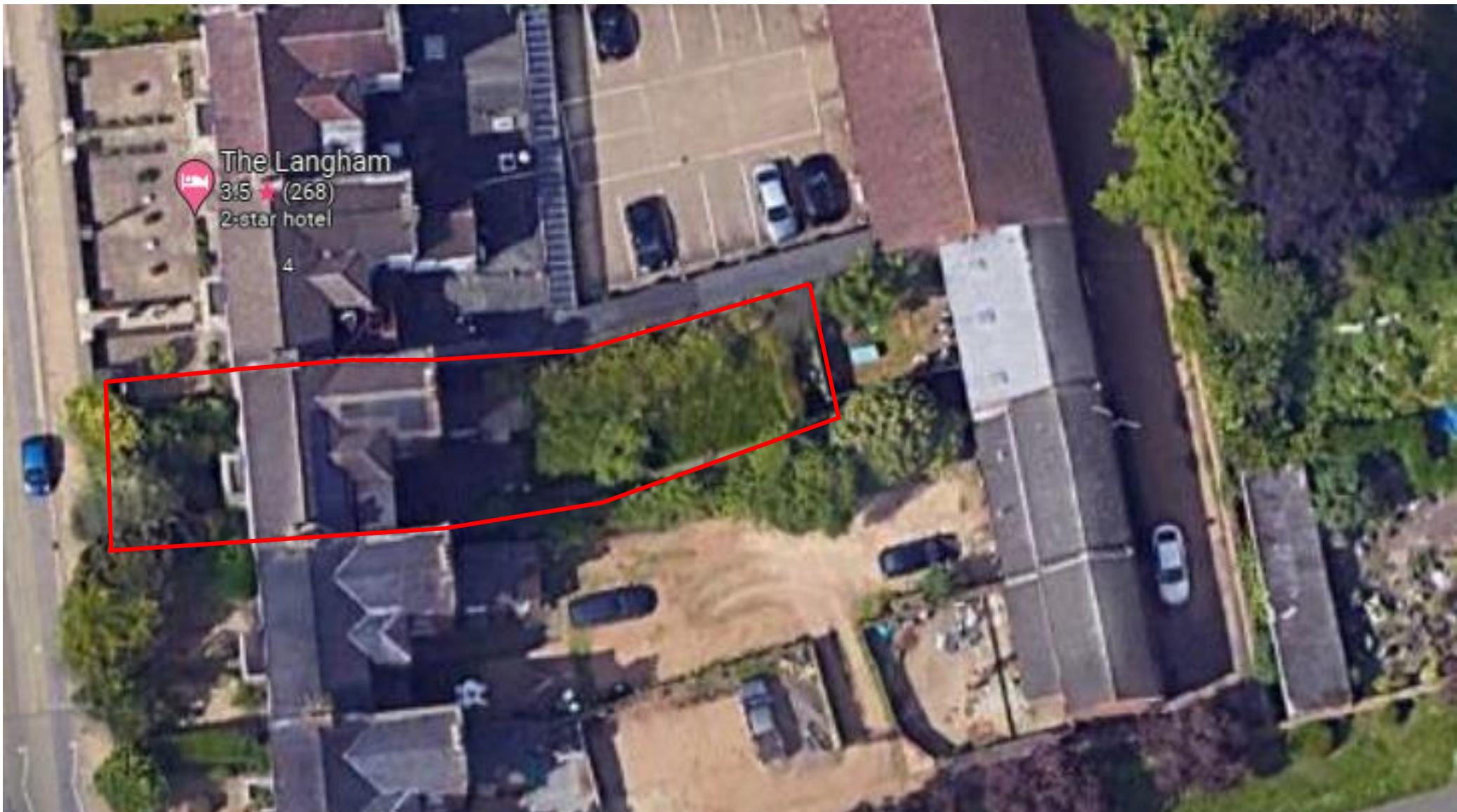
3 LANGHAM PLACE

NORTHAMPTON, NN2 6AA

DEVELOPMENT OPPORTUNITY
WITH PLANNING CONSENT

FOR SALE

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LOCATION

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

The property is located approximately 0.5 miles North of Northampton Town Centre and 4.8 miles North of junctions 15 of the M1 motorway. The Kettering Road (A508) is the major arterial road linking Northampton and Kettering.

DESCRIPTION

The subject property comprises a substantial period town house and is arranged over, lower ground, ground and three upper floors. There is a double storey garage towards the rear of the property that has been sold off separately on a Long Leasehold Interest. The existing building measures approximately 4,000 sqft.

REDEVELOPMENT FOR HMO

Planning permission was granted on 20th December 2021 for the conversion of the property into a 12 occupant HMO. There is scope for further development / alternative uses subject to the necessary planning applications.

Further information is available on West Northamptonshire Council's website under reference: WNN/2021/0867.



Note: The image above has not been drawn to scale and is for indicative purposes only.

REDEVELOPMENT FOR FLATS

Planning permission was granted on 25th November 2022 for the conversion of the property into 7 x residential apartments (C3), including a single storey rear extension and modifications to the front lightwells.

Further information is available on west Northamptonshire Council's website under reference: WNN/2022/0848

Unit	Rooms	SQ FT	SQ M
1	1 bed	484	45
2	Studio	420	39
3	1 bed	549	51
4	Studio	377	35
5	1 bed	420	39
6	Studio	377	35
7	1 bed	420	39
Total		3,047	283

FLOOR PLANS

Available upon request.

LEGAL COSTS

Each party is to bear their own legal costs.

TENURE

Freehold.

PRICE

Guiding £695,000 (Six Hundred & Ninety-Five Thousand Pounds).

VAT

TBC.

CONTACT INFORMATION

For further information please contact Joint Sole Agents, Robert Irving Burns & Hadland Chartered Surveyors:

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