



**LAND ADJACENT TO FORMER BROOKSIDE WORKS SITE,
FINEDON ROAD, WELLINGBOROUGH, NN8 4BW
FOR SALE | DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
1.53 ACRES (0.617 HECTARES)**

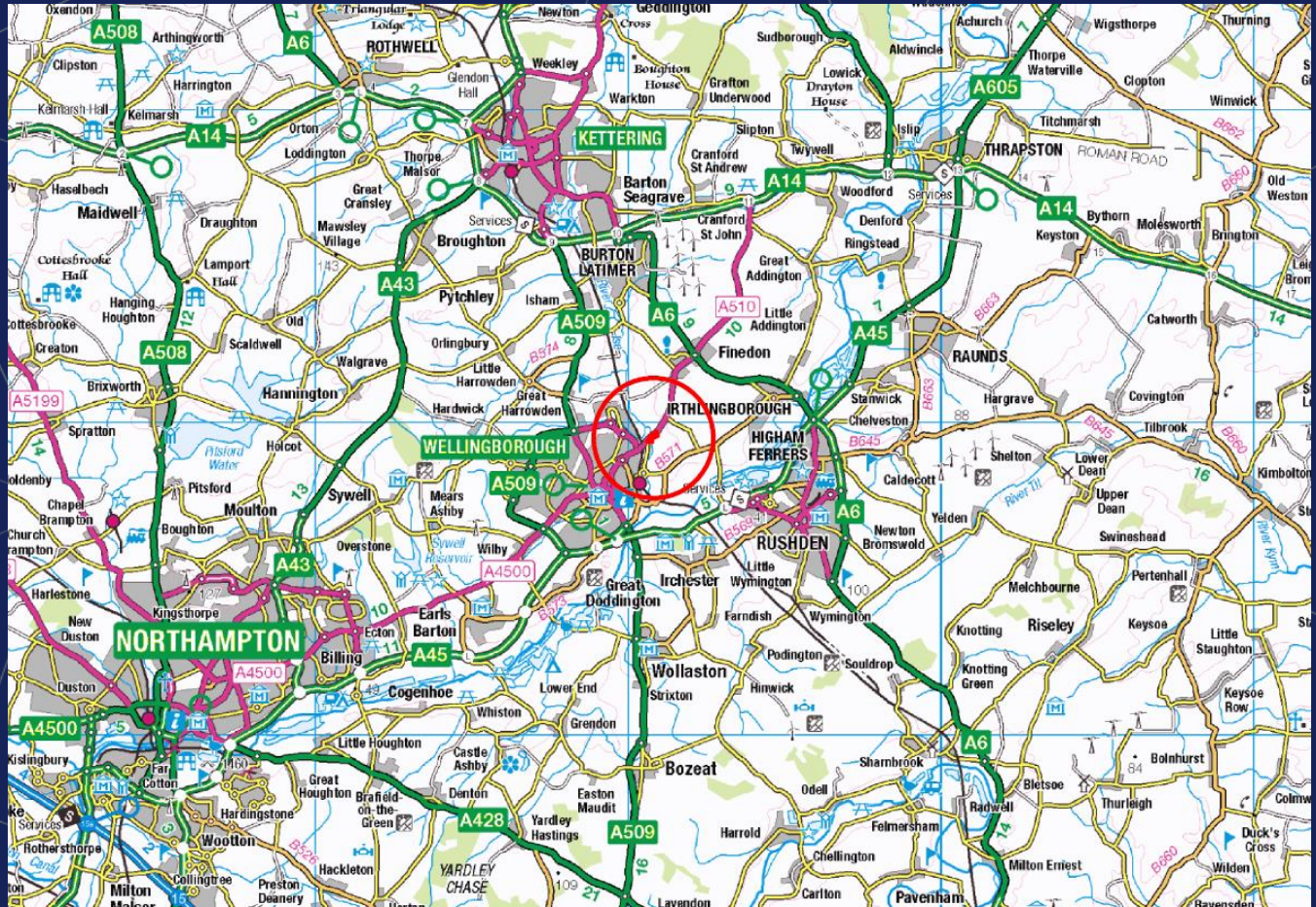

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LOCATION

The site is located to the north-eastern edge of Wellingborough approximately 1.5 miles from the town centre and fronting the A510 (Finedon Road) within the Wellingborough East Sustainable Urban Extension (WESUE) at Stanton Cross.

The site is accessed directly from Finedon Road which in turn links to Roundhouse Way (Stanton Island employment area) and Rixon Road (Finedon Road Industrial Estate) to the east.

Wellingborough is located close to key transport links which include the A45, A14 and M1 motorway, and is approximately 1 hour's drive from Birmingham International and London Luton airports with direct rail access to London St Pancras (within 1 hour).



SUMMARY



Description

The site comprises two irregular shaped agricultural fields which are split by the River Ise, extending to a total of approximately 13.24 acres (5.35 hectares) of which 11.71 acres (4.73 hectares) is flood plain, leaving a net developable area of circa 1.53 acres (0.617 hectares).

The developable area of the site is a regular, rectangular shape which benefits from the Finedon Road access.

It is bounded by the Finedon Road to the north, flood plain to the west, an access road to the east (which serves adjoining occupiers) and a scrapyard to the south which is screened by hedging.

The adjacent site to the east (former Brookside Garage) is currently being redeveloped to provide a new single warehouse of circa 60,000 sq ft to the rear of the site with a swim centre to front facing onto Finedon Road, planning application ref: NEW/22/00280/FUL.

The site may be suitable for a number of future employment uses subject to obtaining planning consent from Wellingborough Borough Council.

Accompanying documentation

The following accompanying reports/documentation can be made available on request:

- Access and Transport Appraisal
- Flood Risk and Drainage Site Appraisal
- Framework Masterplan
- Planning Appraisal

Additional information

Terms

The site will be available on a subject to planning freehold basis.

Consideration can be given to a sale of either Parcels 1 & 2 combined, or Parcel 1 on its own.

Legal costs

All parties to bear their own legal costs.

Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Postcode

NN8 4BW.

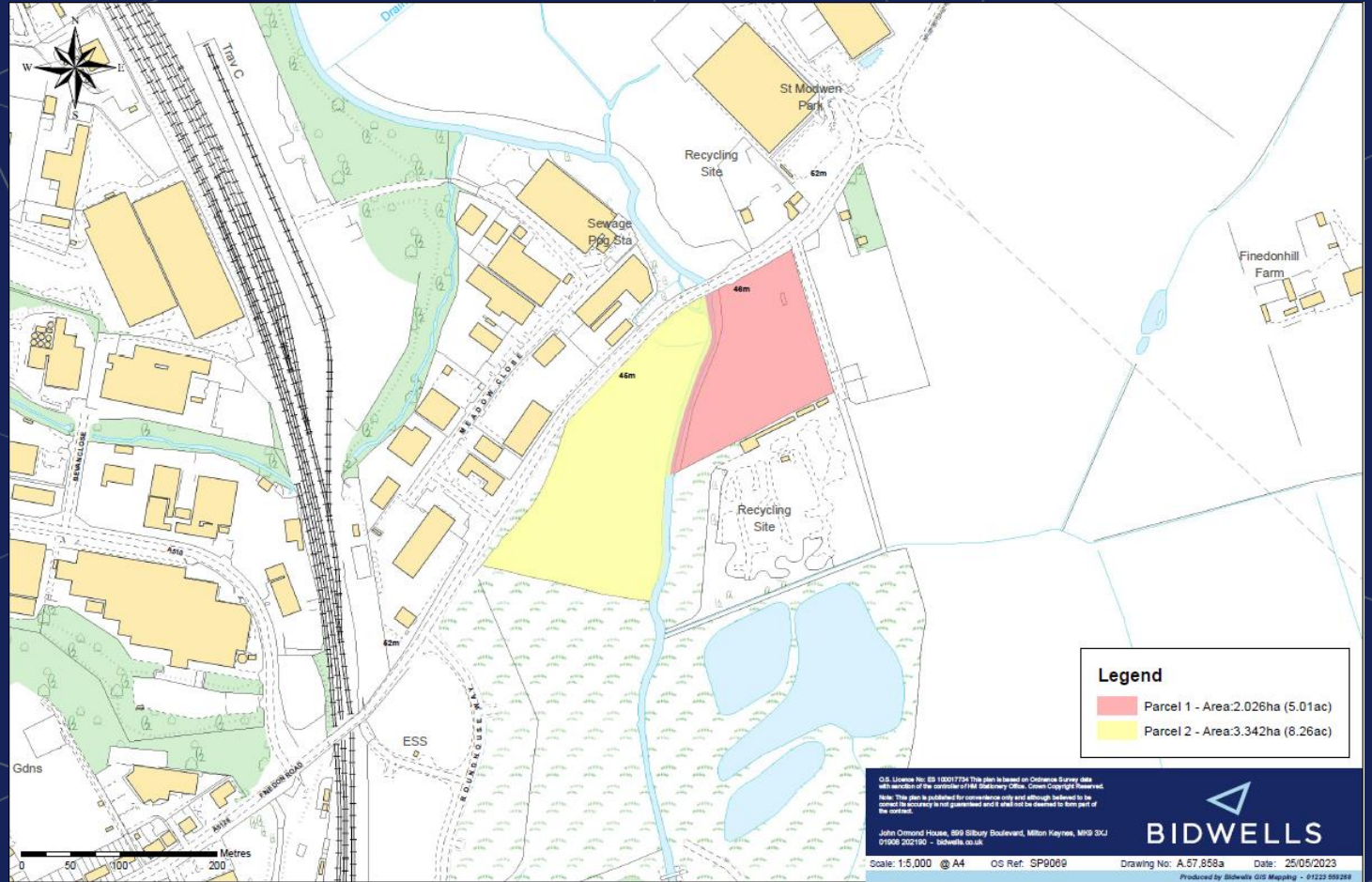
ADDITIONAL INFORMATION

Parcel 1

| Hectares (ha) | Acres (ac) |
|---------------|------------|
| 2.026 | 5.01 |

Parcel 2

| Hectares (ha) | Acres (ac) |
|---------------|------------|
| 3.342 | 8.26 |



Please note: Plan not shown to scale.

INDICATIVE DEVELOPABLE AREA



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GALLERY

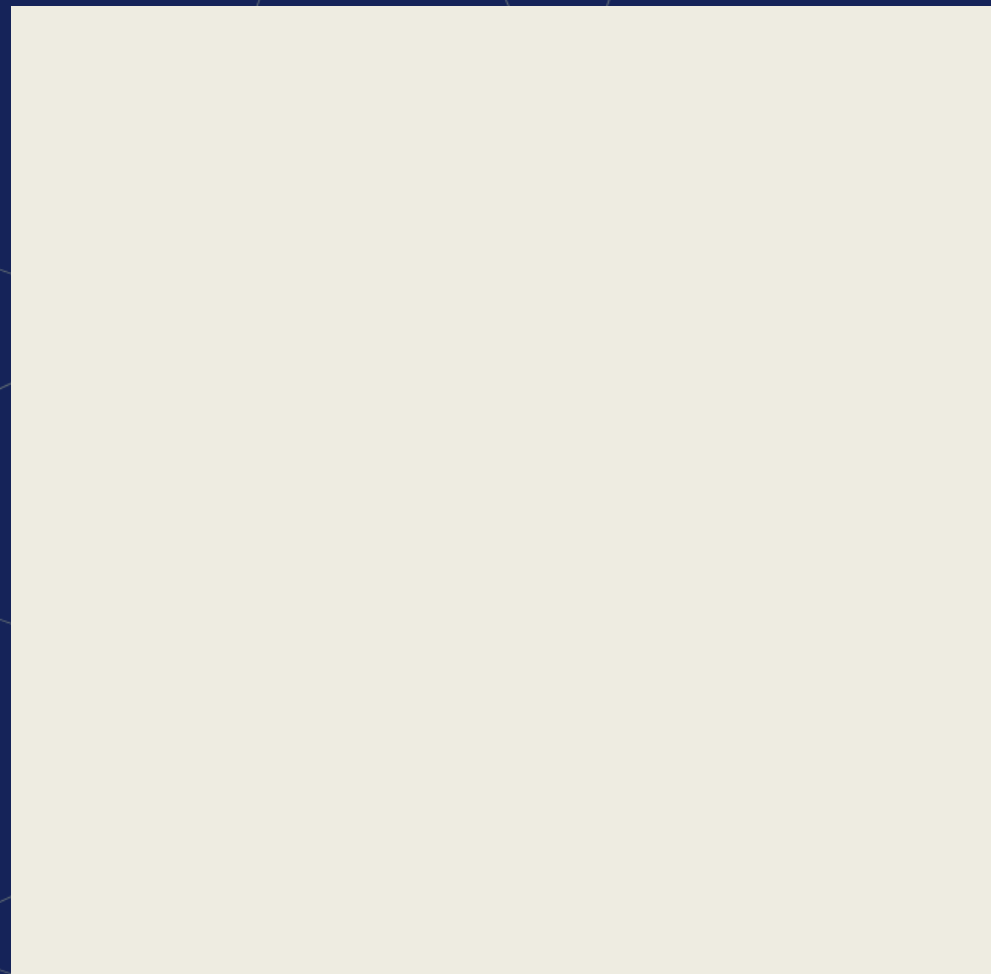
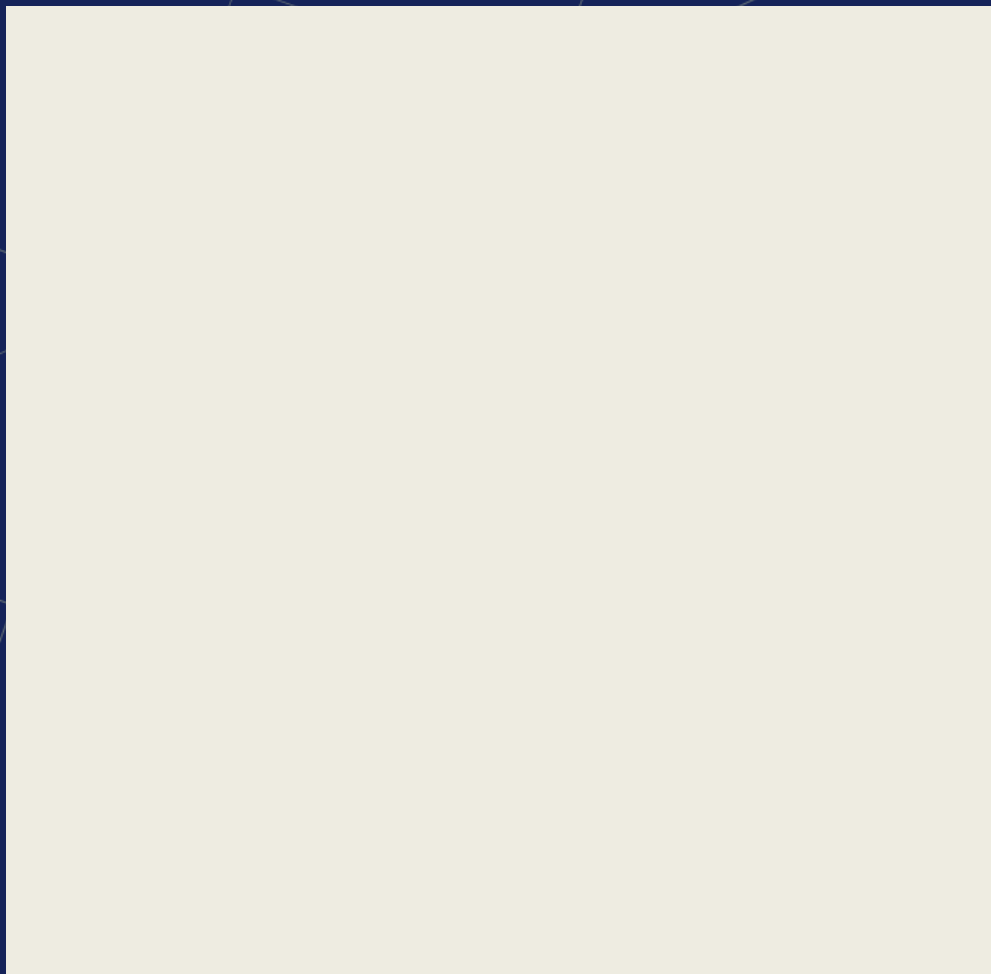


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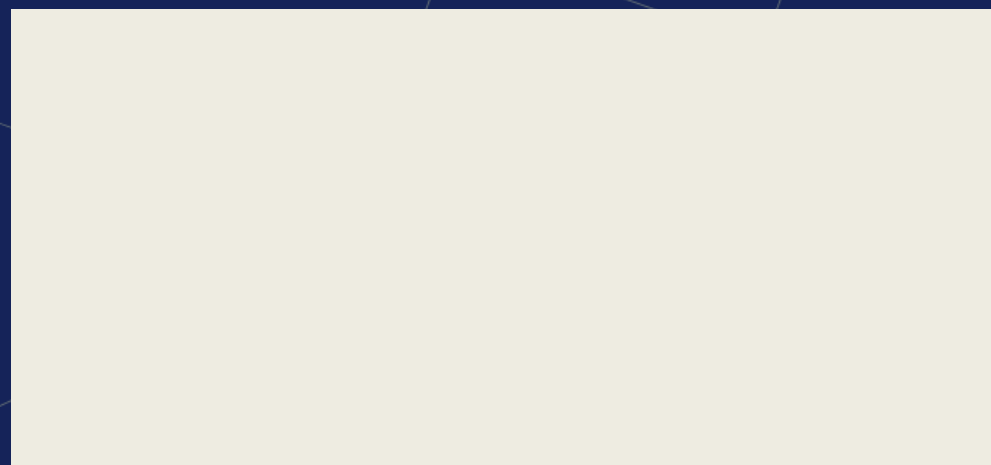
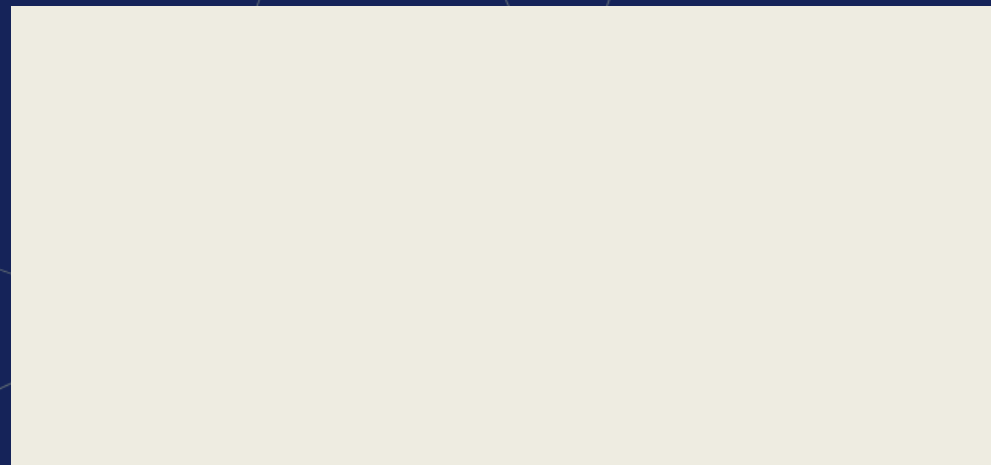
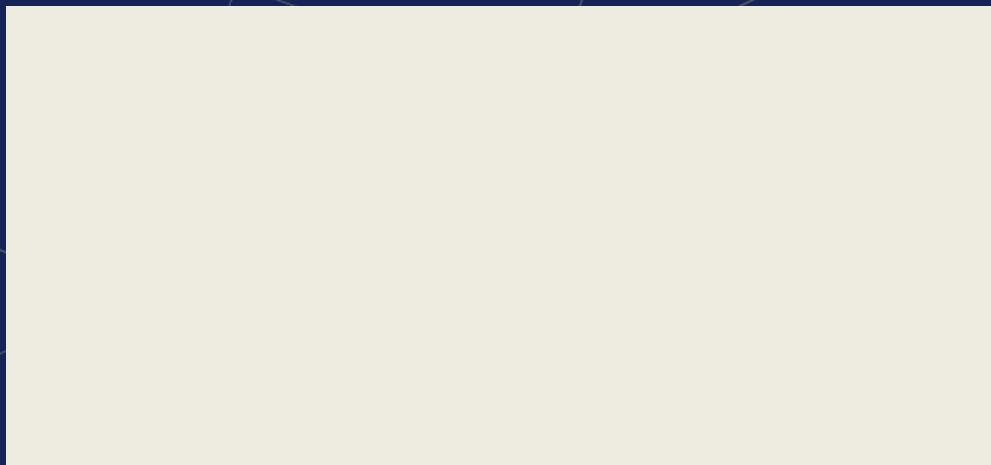


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Date: 7 June 2023