



**FOR SALE**

Grendon Road, Earls Barton, NN6 0RB

T: 01789 298 006

## Overview

- Regular shaped parcel of land for sale
- Located in Golden Triangle
- Commercial development potential (subject to planning)
- Strong transport links - Easy access to the A45
- Adjacent to River Nene
- Site area: 8.88 hectares (21.95 acres)
- Neighbouring industrial use - logistics

## Location

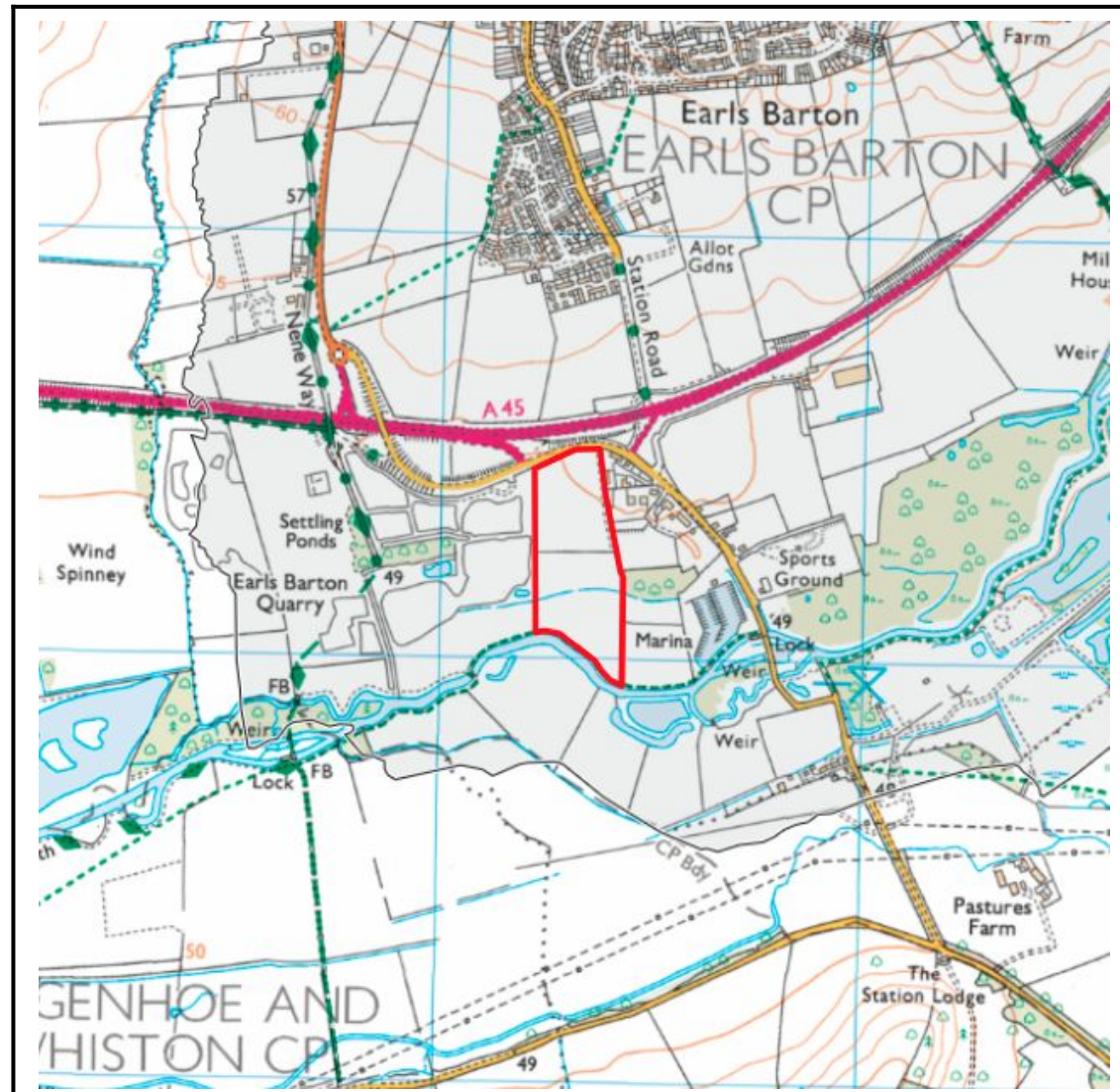
The Subject Property is located within Earls Barton, Northamptonshire. The site is approximately 5 miles from Wellingborough and 6.6 miles from Northampton within the Golden Triangle area. The land is south of the A45 in an accessible location near Junction 10 allowing vehicular travel and ease of access both east and west bound. Junction 15 of the M1 is approximately 9.4 miles east.

Earls Barton village centre is located 0.8 miles from the site and provides local amenities including convenience store, public house, cafes, shops and a primary school.

The Subject Property is situated approximately 5.3 miles from Wellingborough train station and provides a mainline service to London St Pancras. The nearest bus stops are located within Earls Barton Village centre.

## Site Description

The Subject Property is an undeveloped rectangular shaped parcel of land sloping up from the River Nene. This opportunity comes to the market with a range of potential alternative uses (subject to planning). The site extends to an area of 8.88 hectares (21.95 acres). The land benefits from road frontage to Grendon Road and has a mix of mature hedging and fenced boundaries with the River Nene located to the south. Neighbouring plots include transport storage operators to the east and the Spinney Quarry to the west.



**Total site area 8.88 hectares (21.95 acres)**

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### Planning

The land is currently greenfield. The Subject Property has never previously been developed or used for anything other than agricultural use. The land is not subject to any historic planning applications nor has it been submitted as part of a previous call for sites. It is located within the open countryside and the Upper Nene Valley Gravel Pits Special Protection Area (SPA). No interest has been forthcoming for gravel extraction and the adjoining site is now being restored. The Subject Property's strategic location lends itself to development within the industrial and logistics industry.

### Highways

A highway consultants report regarding movement of the access from its current location near the corner on Grendon Road to a location with better visibility splay is available within the data room.

There is a public footpath located along the southern border of the site with runs parallel to the River Nene.

### Services & Environmental matters

We believe that mains services may be available from Grendon Road but parties should make their own enquiries in this regard. A full data room is available which includes further information and highway matters via Dobson-Grey.

### Method of Sale

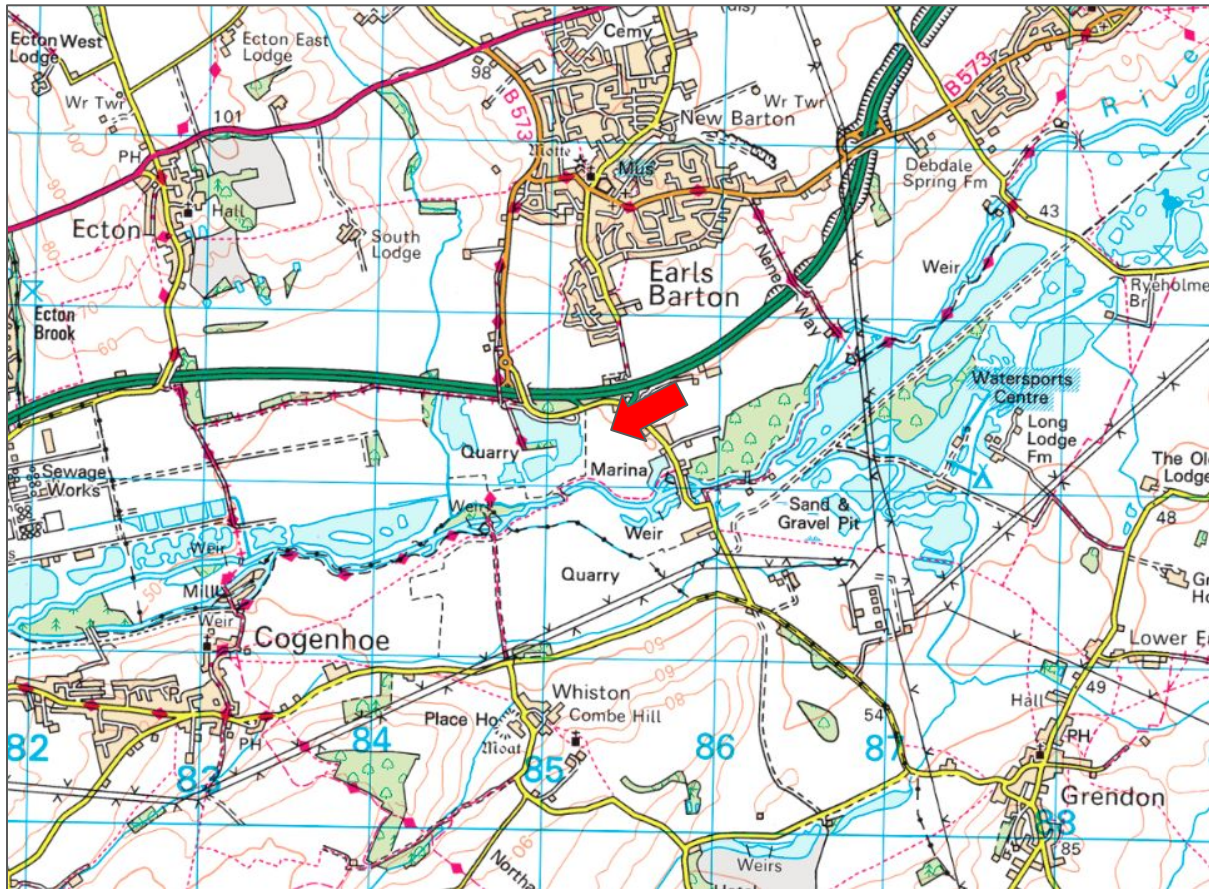
The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars. Our client is seeking a promotion/developer partner for bringing the land forward for alternative development. Parties should confirm;

- Form of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) and sequences to landowner
- Duration of agreement
- Visibility on cost deductions and caps
- Minimum price per gross acre
- Confirmation of payment of landowner's professional fees

Alternatively unconditional offers are invited for the land in whole via Private Treaty sale subject to contract in excess of £450,000 as existing with overage and user restriction. The Vendor will retain 70% of any uplift in value if planning permission is obtained for a change of use from agricultural use during the first 30 years after completion of the sale. The overage will be triggered upon the disposal of land with the benefit of planning permission or the implementation of a planning permission whichever the sooner. The Buyer will be responsible for their own advice pertaining to tax affairs. The parties are responsible for their own individual liabilities in this regard. Parties are to confirm payment of the Seller's legal and agency costs.

Tenders are to be returned to Dobson-Grey Ltd via email to [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) or [osutton@dobson-grey.co.uk](mailto:osutton@dobson-grey.co.uk) in writing by 12pm noon on 2 August 2024. All fees are exclusive of VAT and disbursements.

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Source: Bing Maps

## Getting to the site - NN6 0RB

From Northampton on the A45, leave at Junction 10 and take the second exit at the roundabout onto Grendon Road. The highway goes over the A45 and bends to the left. On your right hand side there will be an entrance into the Earls Barton Spinney Quarry. Approximately 200m after the quarry entrance and before the national speed limit signs there is a lay by on your right which you can pull into and view the site.

The property can be found more precisely using the what3words mapping system reference of **nursery.exonerate.cube**

## Viewings

The site can be viewed from the highway however if you wish to enter viewings are strictly by prior appointment only with the sole agent.

Please contact;

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[osutton@dobson-grey.co.uk](mailto:osutton@dobson-grey.co.uk)

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

## SUBJECT TO CONTRACT

1. These particulars are not an offer or contract, not part of one. You should not rely on statements by Dobson Grey Ltd in the particulars or by word of mouth or in writing ('information') as being 'actually accurate about the property, its condition or its value. Neither Dobson Grey Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, Seller(s) or Lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey Ltd.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices and values quoted are exclusive of VAT, which will apply.
5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>