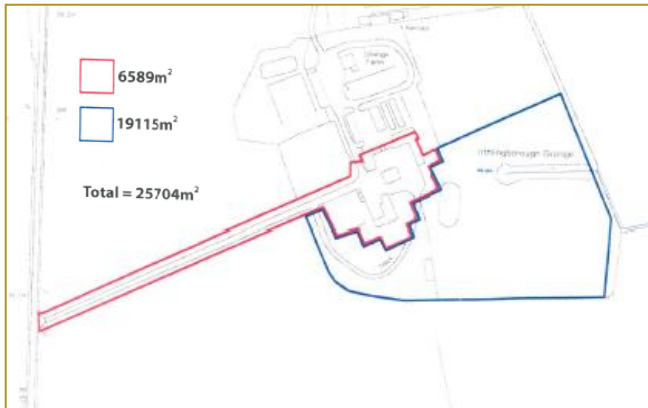


DISPOSALS | ACQUISITIONS | CONSULTANCY | **LAND** | AFFORDABLE HOUSING

EXCLUSIVE TO MILLERS CONSULTANCY | STRATEGIC LAND OPPORTUNITY | FREEHOLD LAND FOR SALE

LAND AT IRTHLINGBOROUGH GRANGE | WELLINGBOROUGH | NN8 1RG | SIZE CIRCA 1.95 acres / 0.79 ha



FREEHOLD LAND FOR SALE

**IRTHLINGBOROUGH GRANGE
Northamptonshire NN8 1RG**

Guide Price: £1,250,000 Freehold

**OUTLINE PLANNING PREVIOUSLY
APPROVED FOR UP TO 40 no. UNITS**

- . Located immediately adjacent to the new Stanton Cross development;
- The site has the benefit of achieving an outline planning permission - application no. WP/2013/0674 subject to Reserved Matters - approved 30 April 2014 – now expired;
- . Includes the potential retention of the existing farm house of circa 5,000sq ft for conversion to apartments;
- . Unilateral Undertaking to be finalised with the Borough council of Wellingborough to include contributions of circa £3,600 per unit;
- . Affordable housing provisions to be agreed (Stanton Cross agreed at 5% for initial phases);
- . Contribution to wider Stanton Cross infrastructure to be agreed with master developer Bovis Homes.
- . Viewings by appointment only.
- . Unconditional/conditional offers for the Freehold interest are now invited.

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...value through intelligence and collaboration