



A GOOD SIZED BUILDING PLOT FOR A
DETACHED THREE-STOREY PROPERTY
BACKING ONTO GLAMIS PARK IN THIS
PRIME RESIDENTIAL AREA

GUIDE PRICE: £425,000

BUILDING PLOT,
26 THE PROMENADE, WELLINGBOROUGH
NN8 5AL
TOTAL PLOT 0.13 OF A HECTARE (0.33 OF AN ACRE)

JACKSON-STOPS



THE SITE

The building plot is located to the north east of 'Sunningdale', a large three-storey detached town house. The proposed three-storey detached house will offer about 399 sq m (4,300 sq ft) gross internal accommodation comprising a large living/dining to the rear with folding doors to the terrace and garden, cloakroom, utility room, three receptions, principal bedroom with en suite bathroom and dressing room, three further bedrooms and two en suite shower rooms on the first floor. There will be two further bedrooms, both with en suite shower rooms, in attic rooms to the second floor.

The established rear garden backs onto Glamis Park and the site faces north west to the rear.

LOCATION

Wellingborough train station is approximately 1.1 miles away with fast trains to London St Pancras. Wellingborough lies ten miles to the east of Northampton off the A45. The town has local shopping facilities, including supermarkets. Leisure facilities include golf at Great Harrowden and Overstone Park, trout fishing and sailing at Pitsford Reservoir and flying from Sywell airfield. There are a variety of schools to choose from in the private and public sector including Wellingborough School, Northampton High School at Hardingstone and Pitsford School.

PLANNING

Full planning permission was granted on 17 November 2017 under Application Number WP/17/0071/FUL. Full documents can be viewed on the Borough Council of Wellingborough website and this is:
<https://publicaccess.wellingborough.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OZGXYORBN2C00>

DIRECTIONS NN8 5AL

From Wellingborough town centre, head north along the A5193, High Street leading up to Broad Green. Continue into Broad Green, which in turn leads straight into the Harrowden Road and take the first turning on the left into Hatton Street. Continue along Hatton Street, crossing Hatton Park Road. The Promenade can be found at the top of Hatton Street. Continue onto The Promenade and the building plot can be found on the right hand side, next to Sunningdale.

SERVICES

Mains water, electricity, drainage and gas are available at Sunningdale

LOCAL AUTHORITY

Borough Council of Wellingborough
Tel: 01933 229 777

TENURE

Freehold

VIEWINGS

Should you wish to view the building plot then please contact Jackson-Stops for an appointment on 01604 632991 or email northampton@jackson-stops.co.uk

December 2018

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRANCH

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