

STATION ROAD

Corby, Northamptonshire, NN17 1UJ



Key Highlights

- Rare opportunity extending to 2.08 acres (0.84 hectares)
- Suitable for a variety of uses, subject to planning permission.
- Excellent town centre location adjacent to Corby Railway Station.
- Gated access directly off Station Road.

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Description

The property comprises a parcel undeveloped land, being irregular in shape and extending to approximately 2.08 acres (0.84 hectares). It is bounded to the west by a railway line, north by Cottingham Road / Station Road, south by Corby Railway Station and east by Stage Coach.

Planning

Outline planning permission was granted in July 2002 for 'residential development and nursing home' (Ref: 01/00350/OUT).

The above is provided for guidance purposes only and prospective purchasers should undertake their own enquiries to the relevant Planning Authority as to the existing planning use and any proposed use.

Tenure

Freehold with vacant possession.

Services

We understand that mains water, electricity and drainage are available in the vicinity. Prospective purchasers should undertake their own enquiries to the relevant Authority as to the suitability, capacity, connectivity and exact location of the services.

Price

Offers in excess of £200,000.

The sale will be subject to a clawback provision for a period of 21 years in respect of Residential or Carehome use.

VAT

We are advised that VAT will be applicable to the sale.

Legal Costs

Each party are advised to bear their own legal costs in connection with the transaction.

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

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Location

Corby is a market town situated approximately 11 miles east of Market Harborough and approximately 10 miles north of Kettering.

The town is situated approximately 7 miles north of Junction 7 of the A14, which provides direct access to Huntingdon, Cambridge and the wider highway network.

The town benefits from a railway station, within close proximity of the subject property. Corby railway station provides direct access to London St Pancras International station, in one hour ten minutes and Kettering in nine minutes.

According to the 2014 Census, Corby has a population of 65,430.

Situation

The property occupies a prominent position to the west of Station Road off which it has gated access.

In addition, there is secondary access to the southern boundary. The property is situated adjacent to Corby Railway Station with nearby occupiers including Stage Coach, The White Hart, Technical Consumer Products, Tollers Solicitors, Corby Technical College and Chartered Management Institute.

Contact

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