

# Open Storage/Development Opportunity

(Subject to Planning Permission)

**Totalling 0.46 Acres Approx**



**A43 - Orlingbury Road  
Kettering, Northamptonshire  
NN6 9TB**

**FOR SALE FREEHOLD**

- Mains water and electricity available
- New vehicular access from Orlingbury Road to be created
- Suitable for storage or development uses – subject to planning permission



## Location

The site is situated adjacent to the A43 at the 'Hannington' Crossroads, directly fronting the Orlingbury Road. Kettering is approximately 5 miles to the north which includes access to the A14 4 miles approximately. Access to Northampton is approximately 5 miles to the south.

## Description

An open site being partially hard surfaced and suitable for a variety of uses, subject to planning permission. A new vehicular access to Orlingbury Road needs to be created.

## Town & County Planning

Prospective purchasers should satisfy themselves as to the validity of their proposal use by contacting The Planning Department at North Northamptonshire Council on 0300 126 3000.

## Plans

All plans are for identification purposes only.

## Price

Offers are sought in excess of £475,000.

## VAT

The purchaser will pay VAT.

## Services

Main, water and electricity are understood to be available. Purchasers must satisfy themselves in this respect. Drainage will need to be via a septic tank.

## Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/antimoneylaundering/](http://www.tdbre.co.uk/antimoneylaundering/).

## Viewing

Viewing and further information via the sole agents:



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