

## Site For Sale

8.9 hectares  
(22 acres)

- Formerly home to Rushden Diamonds FC
- Stadium now demolished and cleared
- 22 acres gross
- Significant main road frontage
- 16 acres in Flood Zones 2 and 3
- Circa 6 acres of development land subject to planning



**FOR SALE**



Location



Gallery



Contact



## Location

The site totalling 22 acres is located in Irthlingborough, a town in North Northamptonshire with a population of 9,300.

The site sits to the East of the A6 which links to the A14 to the North and the A45 to the south and benefits from good public transport to Irthlingborough, Wellingborough, Rushden, Bedford and Kettering.

Rushden Lakes Shopping Centre is circa 3 miles away.

## Previous Use

In the past the site was home to the stadium, parking areas and training pitches for Rushden & Diamonds FC. They ceased trading some years ago and the Stadium was demolished and cleared away in 2017.

## Adjacent Occupiers

The Diamond Car Boot Sale has used the site for 20+ years whilst businesses close by include Aldi, Huw's Gray Building Materials, Central Garage Ford, Nene Park Outpatients Clinic, Salon Serve, Nene Business Centre, Libman Brands, Matrix Gymnastics Academy and Citrus Training.





## The Site

The site totals some 22 acres and benefits from a frontage to the A6 - Station Road of almost 200 meters and is accessed off Diamond Way.

To the East of the site is the River Nene and to the North-East is the Stanwick Lakes Country Park.

The total site comprises a number of parcels of land created by the Estates Road as follows:-

**Site 1** - 2.00 acres - fully block paved hard standing - fronting the A6

**Site 2** - 4.29 acres - cleared site - to the rear of Site 1

**Site 3** - 1.09 acres - fully block paved - adjacent to the 2nd entry point.

**Site 4** - 3.91 acres - cleared site - former football training pitch.

**Site 5** - 2.21 acres - block paved / parking spaces.

**Site 6** - 3.10 acres - cleared site hard standing.

**Site 7** - 4.45 acres – vegetation.

## Flood Risk

A significant part of the site lies within Flood Risk Zones 2 and 3 and as such a clear Drainage and Flood Mitigation Strategy will need to be demonstrated to justify Development for Employment purposes. Any interested party should seek input from relevant consultants is a must.

There are however numerous commercial uses that this land could be used for.

However, we are advised that there is more development potential on the 2 acres of land fronting the A6 and a good portion of the adjacent 5 acres of land.

No discussions have been had with the local planning authority, but Road fronting sites similar to this have been developed around the country with a food store and neighbourhood shops, Drive Thru Coffee shops and Restaurants, Medical and Nursery type facilities as well as Pub/Diners.

All interested parties should engage with a planning consultant and with the local authority if interested.

## Planning Authority

East Northamptonshire District Council.



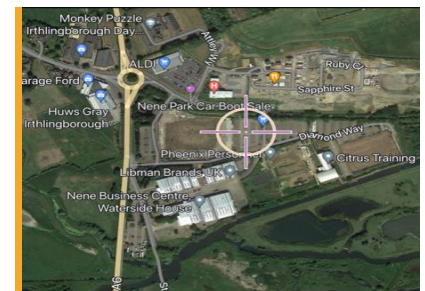
**SITE 1**  
SITE AREA: 3042m<sup>2</sup> = 32.733 sqft  
BUILDING AREA: 332m<sup>2</sup> = 3573 sqft

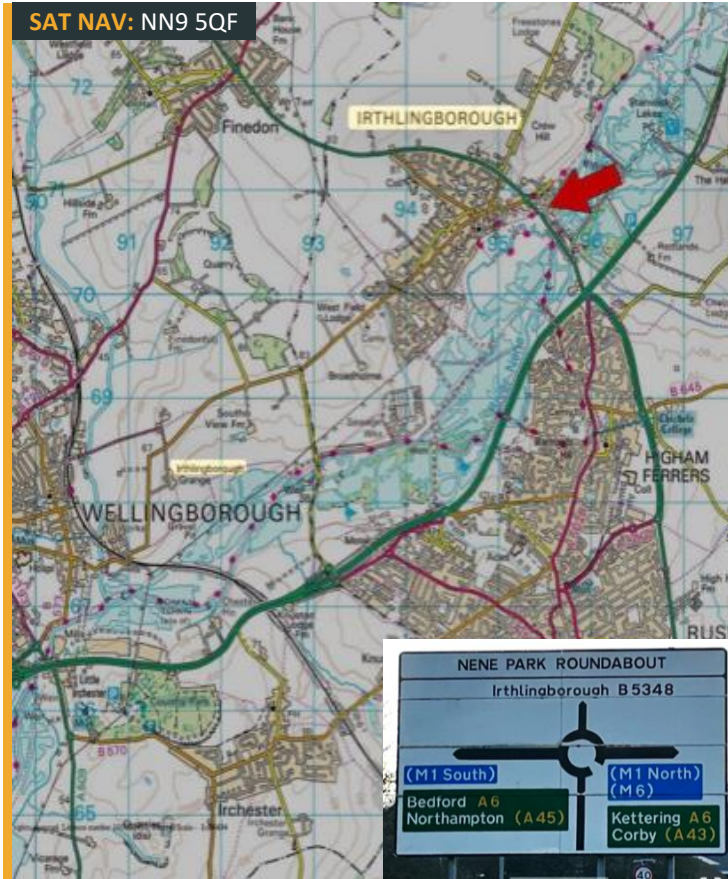
**SITE 2**  
SITE AREA: 1,566m<sup>2</sup> = 16.856 sqft  
BUILDING AREA: 168m<sup>2</sup> = 1808 sqft

**SITE 3**  
SITE AREA: 2450m<sup>2</sup> = 26.371 sqft  
BUILDING AREA: 332 m<sup>2</sup> = 3573 sqft

### NEEN PARK DRIVE THROUGH MASTERPLAN

SCALE: 1:1000@A3





## Pricing

Offers in excess of £3.5 million are required for the freehold land.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

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