

1 Kingsley Gardens, Northampton NN2 7BW

Freehold Residential Development Opportunity

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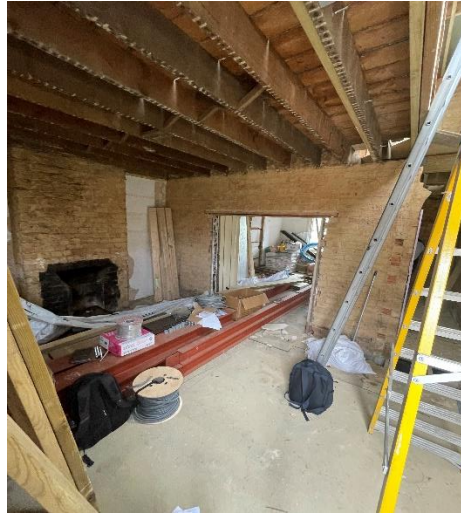
- **Location**

- The property is located on Kingsley Gardens a residential terrace of 5 houses located off Kingsley Gardens a cul-de-sac to of the west side of the A5095 and linking to the residential estate off Homestead Way to the west. The property is in a primarily residential area between the A5095 to the east and the A508 to the west and to the north of the Racecourse Park and north of Northampton Town Centre between the Queens Park and Abington areas.
- Northampton Town Centre is a 25-minute walk from the property and within a 5-minute walk there are bus stops providing access to the city centre in 15 minutes. The property is located approximately 2 miles from Northampton Train Station which provides commuter links to London in under an hour.

- **Description**

- The property is an end terrace former residential dwelling providing accommodation at lower ground floor (cellar), and on ground and first floors. There is a paved front garden/yard and a side access to the rear garden and rear access to the cellar. There are steps up to the former kitchen and ground floor level (which will form the access to the ground floor flat).
 - The property has been stripped out to facilitate conversion to three residential apartments. There will be a one bed unit at lower ground floor level with access from the rear, a one bed unit on the ground floor with access from the former rear access (via stairs from the rear of the property) and a two-bed duplex over part and first and attic levels which will have access from the original front door.
 - The property is accessed off a footpath linking Kingsley Gardens and Homestead Way.
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Accommodation

We understand that the gross internal area following conversion will be a total of approximately 1,628 sq. ft. (151.24 sq. m) of living accommodation.

Tenancy

The property is currently vacant.

Tenure

The property is held freehold. Title No's. NN46061 & NN278283. We understand that the site is held freehold across two separate titles, and we have not been advised of any covenants, easements or other restrictions which affect title.

Legal costs

Each party is responsible for their own legal costs.

Planning

Planning permissions was granted by Northampton County Council in March 2022 under Ref No. WNN/2021/0749 for 'The conversion of property to 3 no. self – contained flats with extensions, additions and basement conversion'. Full details on planning are available upon request.

EPC

N/A The property is currently under construction.

VAT

VAT may be chargeable at the prevailing rate.

Terms

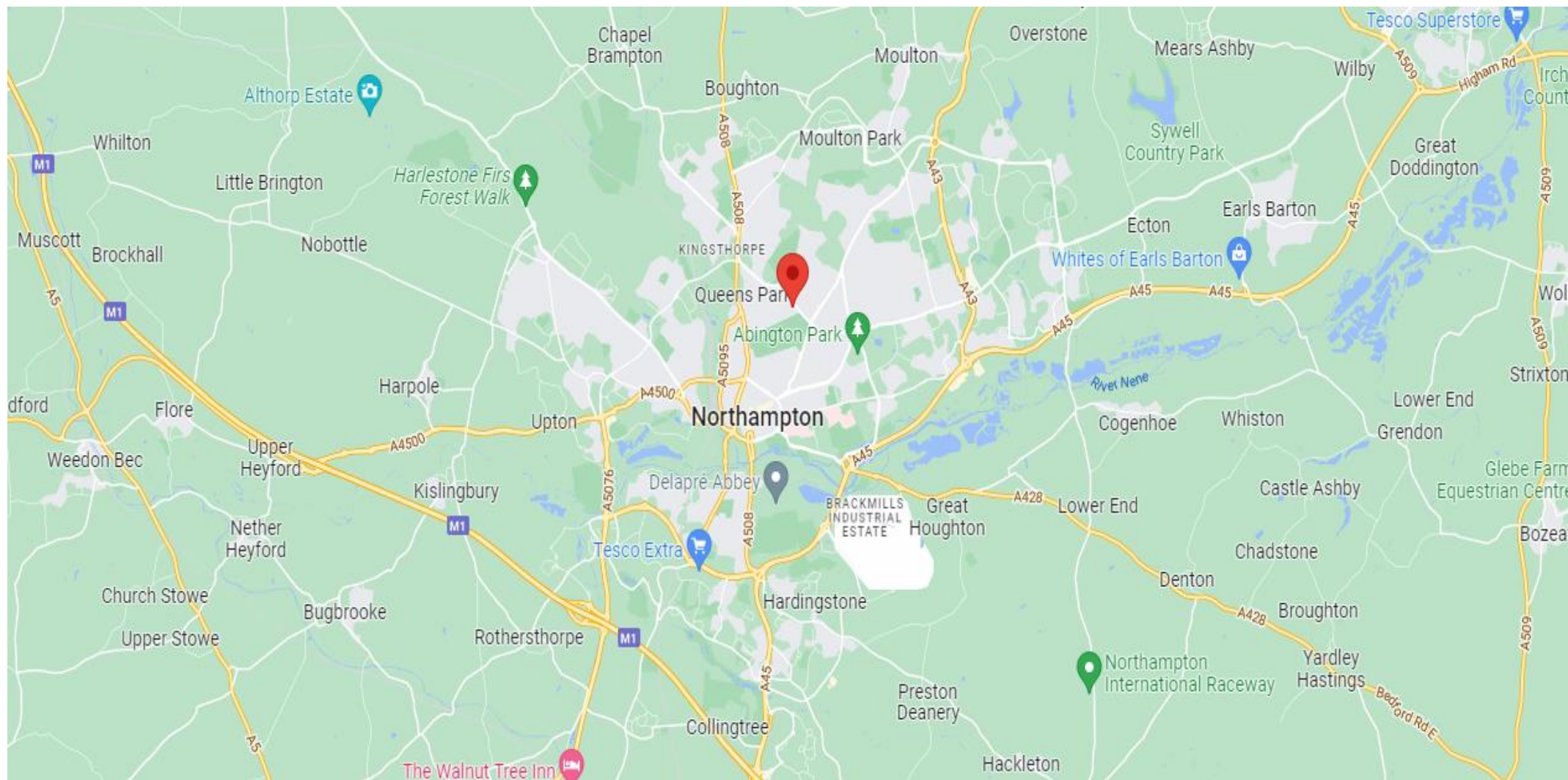
Full details of price on application.

Viewings

Strictly by appointment only

Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.



**Lambert
Smith
Hampton**

SALE ON BEHALF OF THE LIQUIDATOR

The property is being marketed for sale on behalf of the Liquidator therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Liquidator to the best of their knowledge and a purchaser must rely solely upon their own enquires. The Liquidators is not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**1 Kingsley Gardens,
Northampton,
Northamptonshire, NN2 7BW**



Contact us

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