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Bective Works | Bective Road/Yelvertoft Road  
Northampton | NN2 7TD

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## Development Opportunity

Site and Buildings – Circa 1.9 acres (0.76 ha)



For indicative purposes only

- Development opportunity
- Existing planning consent for 293 no student bedrooms
- Prior consent (2006) for 155 residential units
- Popular residential area



**For Sale**



Not to scale

## Location

Northampton is approximately 60 miles north west of London and 14 miles north of Milton Keynes. It has a resident population of circa 220,000 people.

The Town is adjacent to Junction 15 of the M1 Motorway and has a direct rail connection to London.

The site is located between Bective Road and Yelvertoft Road in the Kingsthorpe area of Northampton, approximately 2.0 miles north of the Town Centre.

The premises is located in a mixed commercial and residential area with nearby uses including residential, neighbourhood retailing to include banks, restaurants and local businesses and is in close proximity to the Waitrose store and Asda on Harborough Road.

## Description

In total the available site comprises approximately 1.9 acres (0.76 ha) as indicated on the plan above.

Circa 1.3 acres (0.52 ha) of the site has redundant industrial/open space thereon.

Part of the site is occupied by a Grade II listed property known as Enterprise House which we understand has a floor area of circa 1,625m<sup>2</sup> (17,500ft<sup>2</sup>) subject to verification.

In addition there is a property known as Jabez House which is to the rear of Enterprise House. This is not believed to be affected by the listing of Enterprise House. This property has a floor area of circa 511m<sup>2</sup> (5,500ft<sup>2</sup>). Enterprise House/Jabez House stands on a site of circa 0.6 acres (0.25 ha).



## Planning History

The property has significant planning history:-

### WN/2006/0028

Approved planning consent for the demolition of the existing Bective works and Jabez House and the erection of 155 residential units.

### 11/0065/FULWNN

Application for demolition of existing Bective works and Jabez House and the erection of 406 student accommodation building, retail unit and 17 lower ground floor parking spaces together with alteration, restoration and extension of Enterprise House for student community units – application refused.

### N/2012/1092

Application for listed building consent for alteration and restoration of Enterprise House and change of use to student community use – approved.

### N/2015/0419

Decision on appeal to allow for the development of purpose built student accommodation comprising 293 study bedrooms following the demolition of Bective Works and Jabez House.

### N/2019/0612

Ongoing application (undecided) for the development of 385 student rooms with 420 beds.

*(Interested parties should make their own enquiries to verify planning history)*

## Prospective Uses

Subject to planning the site is suitable for a wide range of redevelopment options to include student development, private rented sector development, private residential development, mixed use, retirement living and care/health sector development.

## Tenure

Freehold.

## Terms

Offers are invited on either a conditional or unconditional basis. Guide price offers in excess of:-

**£3,000,000**  
(Three Million Pounds)

## VAT

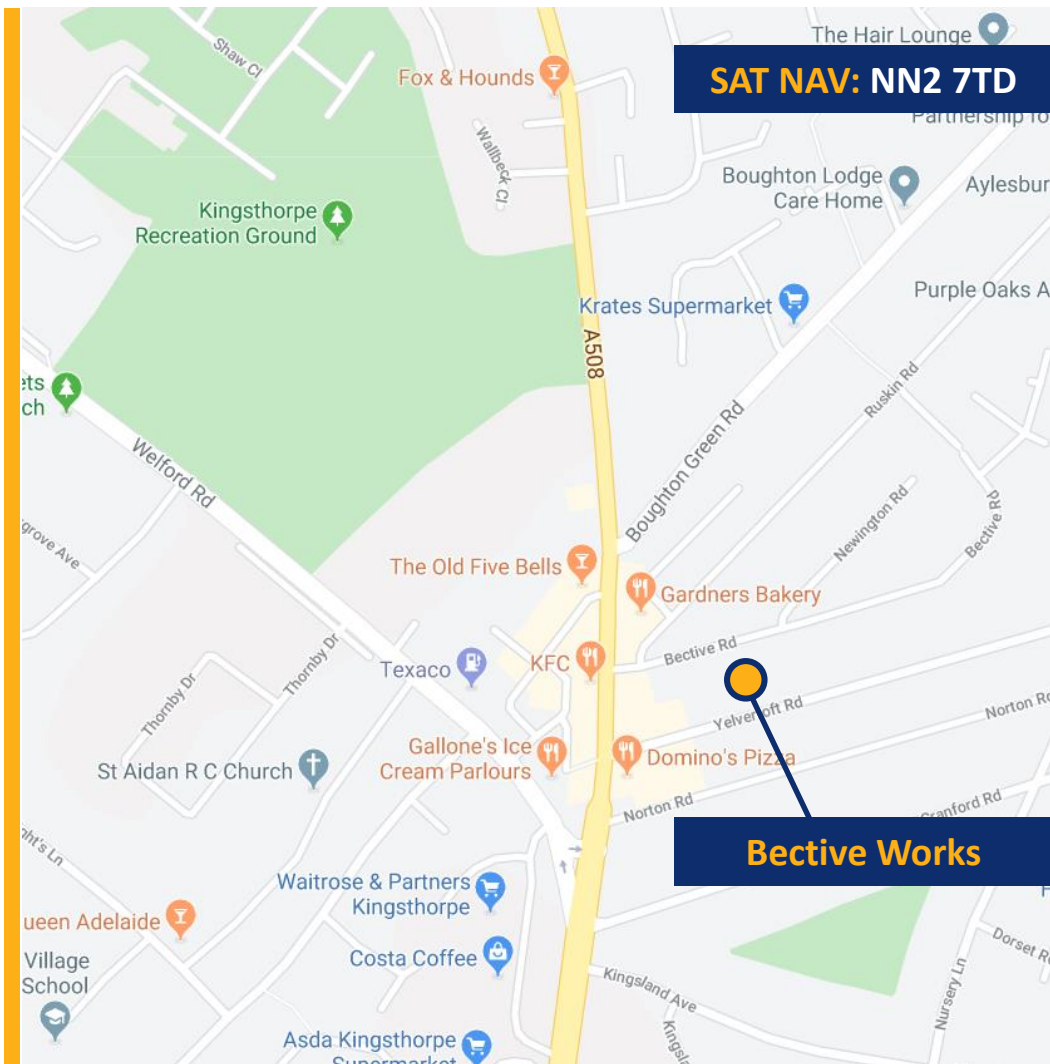
To be confirmed.

## EPC

To be confirmed.

## Legal Costs

Each party are to bear their own legal costs incurred.



**For further information or to arrange to view please contact:**

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