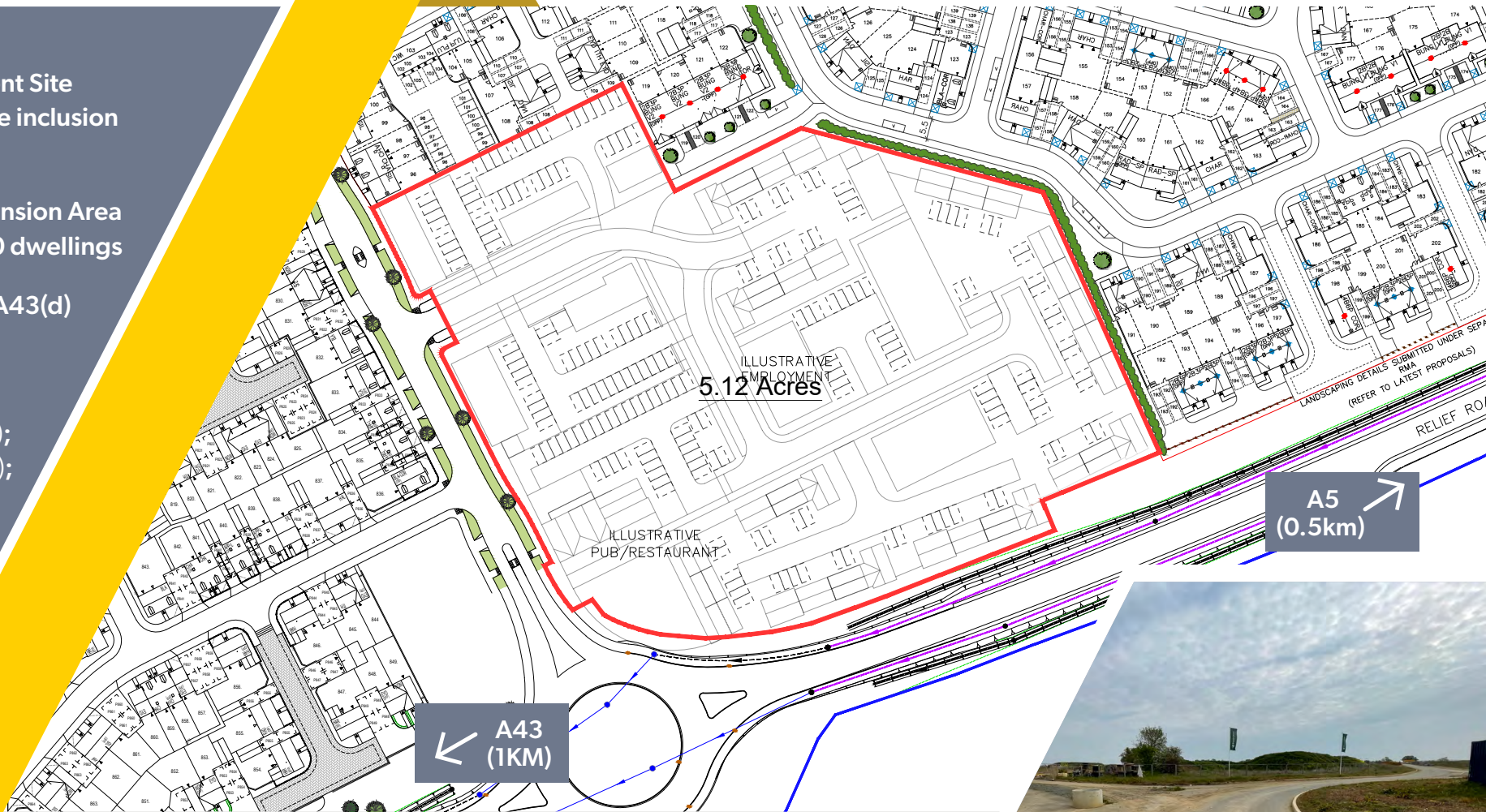


# DEVELOPMENT LAND FOR SALE

## TOWCESTER EMPLOYMENT LAND

- Designated Employment Site (Use Class E) – indicative inclusion of a pub/restaurant
- Within Towcester Expansion Area serving a total of 2,750 dwellings
- Good road links – A5, A43(d) leading to M1 J15a
- Towcester (1.5 miles); Northampton (12 miles); Milton Keynes (11 miles); Silverstone (5.5 miles)
- Fully Serviced Site



**5.12 ACRES (2.07 HA)**

**DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION FOR EMPLOYMENT USE**



## Location

The site is located to the south of the Towcester Expansion Area, fronting the newly constructed bypass road, connecting the A5 & A43 (completion due Q3 23). Towcester offers a range of independent and chain shops.

Towcester is well connected to Milton Keynes, Northampton, Silverstone and Bicester. The site benefits from strong road infrastructure including the A5 (0.5 miles), A43 (2 miles) and M1 J15 (8 miles).

## Description

Forming part of the Towcester Expansion Area, the site is allocated for employment use. The wider MDA included employment uses such as B1, B2 and B8. This site however is envisaged to provide use class E related occupiers.

The site has an outline planning permission under the reference S/2007/0374/OUTWNS which provides 2,750 dwellings, along with employment land, a main local centre, a mixed-use commercial area and two new primary schools.

The site is allocated amongst further residential development, requiring strict adherence to the Design Code to remain sympathetic to the context of the area.

As part of the wider development, a local centre is due to come forward which is situated to the north of this site, bringing forward a convenience store, retailers and childcare nursery.

## Planning

The site will be suitable for a mix of employment uses, appropriate to the setting. All employment uses will be considered. The Design Code suggests a maximum development ridge height of 14.5m.

In accordance with the outline consent, the masterplan employment land provides a total of:

- B1 – 22,000 m<sup>2</sup>
- B2 – 10,500 m<sup>2</sup>
- B8 – 4,600 m<sup>2</sup>



## Floor Areas

The site measures 5.12 acres (2.07 HA).

## Services

All mains services are available and are to be brought to the site boundary.

Service capacity to be confirmed.

## Proposals

A submission date for proposals is to be confirmed.

We are inviting offers on a subject to planning and unconditional basis via informal tender.

## Viewings

Viewing is strictly by prior appointment:



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