



## 93 - 93A & 95 ROCKINGHAM ROAD • KETTERING NORTHAMPTONSHIRE NN16 9HX

A residential development opportunity on a cleared site of 0.80 acres with the benefit of planning permission for development of a 22 bedroom Care Home

The Freehold of the property is for sale with Vacant Possession by private treaty



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## Location

The site is situated in an established residential area, approximately 400 meters to the north of the town centre, a short walk from Sainsbury's and the main shopping area of Kettering.

Kettering benefits from excellent transport links by both road (A14) and rail communication (mainline Station to London St.Pancras International in approximately 55 mins).

## The Property

The property comprises a site of approximately 0.80 acres, with road frontage and access to Rockingham Road and Albion Road to the rear.

The site has recently been cleared in readiness for re-development.



## Services

The site benefits from mains gas, electricity, water and mains drainage.

## Planning Consent

The site offers a superb opportunity for a comprehensive redevelopment scheme subject to planning.

The site has planning consent for the development of a 22 bedroom Care Home under reference No. KET/2009/0098. The planning documents can be viewed at the Local Authorities offices, or online at:

[http://www.kettering.gov.uk/site/scripts/planning\\_details.php?thisWeek=0&appNumber=KET%2F2009%2F0098&submit=Go](http://www.kettering.gov.uk/site/scripts/planning_details.php?thisWeek=0&appNumber=KET%2F2009%2F0098&submit=Go)

The site would also be suitable for residential re-development, subject to the necessary planning consents.

## Method of Sale

The Freehold of the property is to be sold by private treaty with Vacant Possession. Conditional or Unconditional offers are invited.

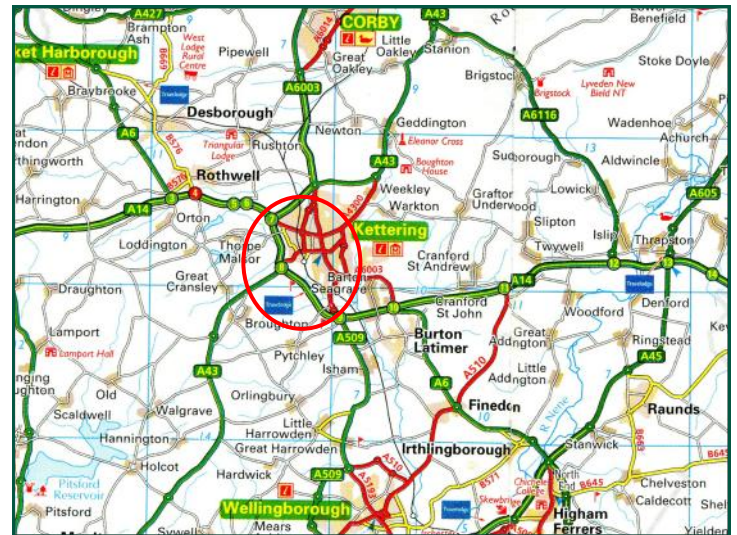


## Local Authority

Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
Kettering  
NN15 7QX Telephone: 01536 410333  
Online: [www.kettering.gov.uk](http://www.kettering.gov.uk)

## Directions

From junction 7 of the A14, take the A43 exit to Corby/Kettering/Stamford. At the roundabout, take the 3rd exit onto A4300/Warren Hill. Continue to follow A4300. Go through two roundabouts. Turn left at Rockingham Rd, and the property will be on the left after approximately 300 meters.



## Viewing

By appointment with the Agents only.

## IMPORTANT NOTICE

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1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
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