

# BERRYS



## **ANGEL YARD • DALKEITH PLACE • KETTERING NORTHAMPTONSHIRE • NN16 0BS**

**A town centre residential development site with a preapproval of nine, 2 and 3 bedroom town houses set in a private and secure environment**

**For sale by private treaty available freehold with vacant possession upon completion**



**42 Headlands, Kettering, Northamptonshire, NN15 7HR**

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**[www.berrybros.com](http://www.berrybros.com)**

# ANGEL YARD • DALKEITH PLACE • KETTERING • NORTHAMPTONSHIRE

## Location

The site is situated off Dalkeith Road, close to Kettering town centre with good shopping and leisure facilities.

Kettering benefits from excellent transport links via the A14 and the mainline railway Station to London St Pancras (approximate journey time 55 mins).

## The Property

The existing property is presently being used as a retail and industrial unit. The site has a preapproval consent for the conversion and redevelopment of nine, 2 and 3 bedroom town houses. Drawings and plans are available upon request to Berrys.

## Services

All Mains services are believed to be to the site.

## Planning Consent

The Local Authority has given a preapproval to the site which offers a superb opportunity for a comprehensive redevelopment scheme.

The preapproval was granted on 25 May 2011 and the Local Authority now welcome a full planning application.



Outline consent was granted on 10<sup>th</sup> March 2010 under reference No. KET/2009/0718 for the conversion and redevelopment of the site to create 18 flats with the provision on 6 no units of affordable housing. A copy of the section 106 agreement is available upon request to the agent. Link:

[http://www.kettering.gov.uk/site/scripts/planning\\_details.php?thisWeek=0&appNumber=KET%2F2009%2F0718&submit=Go](http://www.kettering.gov.uk/site/scripts/planning_details.php?thisWeek=0&appNumber=KET%2F2009%2F0718&submit=Go)

## Viewing

By appointment with the Agents only.

## 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)

## Method of Sale

The freehold of the property is to be sold by private treaty with vacant possession. Unconditional offers are invited.



## IMPORTANT NOTICE

Berrys, their clients and any joint agents give notice that:-

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
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5. Any areas measurements or distances are approximate.
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