

# For Sale

## PROMINENT DEVELOPMENT SITE (STP)

Former Bolton House Wootton Hall Park  
Northampton NN4 8BN



- Excellent road access
- Prominent location
- Suitable for a range of uses (subject to planning)
- Site area of approximately 0.97 acres (0.39 ha)

For Sale Offers in excess of £350,000

## Location

The site is situated close to Wootton Hall Park, Northampton, in a prominent position with convenient access to the A5076 (Mereway), one of the main distributor roads on the southern side of the town. The A5076 connects directly to the A45 dual carriageway, providing routes east towards Wellingborough and west towards the M1 motorway. Junction 15 of the M1 is approximately 2 miles to the south, offering links to London, the Midlands, and the wider national motorway network.

Northampton town centre is around 2 miles to the north-west, with Northampton railway station approximately 3 miles away, providing regular services to London Euston and Birmingham New Street.

The surrounding area includes Wootton Park School, Northamptonshire Archives, Mereway Fire Station and Mereway Ambulance Station.

## Accommodation

The site comprises a flat, undeveloped parcel of land, prominently located close to Mereway and in close proximity to the local ambulance station. The site offers a parcel of land that provides a development opportunity, suitable for a range of uses, subject to obtaining the necessary consents.

## Areas

	Acres	Hectares
Land	0.98	0.39
<b>TOTAL</b>	<b>0.97</b>	<b>0.39</b>

## Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

## Price

Offers in excess of £350,000

## Terms

The site is available freehold with vacant possession.

**Rateable Value:**

**Rates Payable:**

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## Viewing

To view and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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