

Spencer Street, Ringstead
Northamptonshire
NN14 4BX



FOR SALE – Residential Development Opportunity

Planning Approved for development of 9x dwellings

0.179 Hectares (0.44 Acres)

- Rare small residential development opportunity
- Full planning consent approved
- Fully designed scheme for 9x units
- Ready for quick start/delivery, STC



brayfoxsmith.com

For further information please contact:

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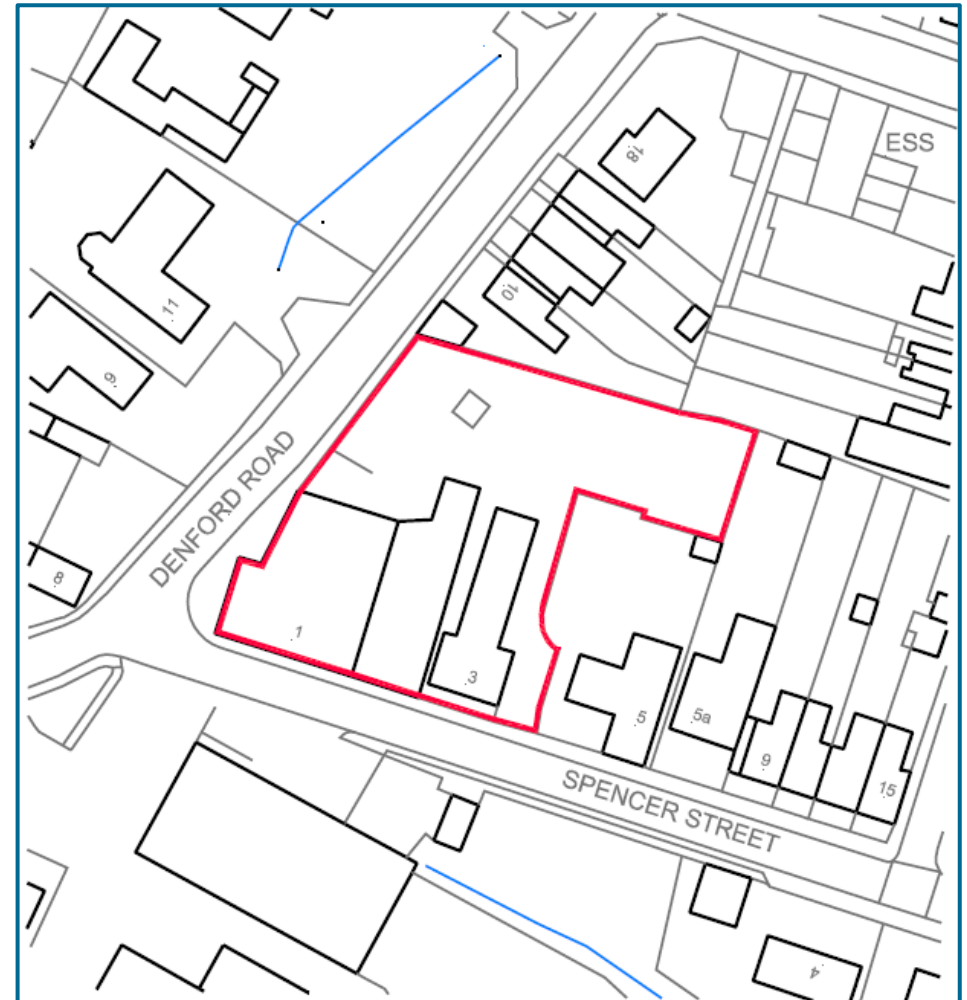
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Location:

The site is located on the junction of Denford Road and Spencer Street in the East Northants village of Ringstead, on a brownfield site within a predominantly residential built-up area.

Ringstead is a quiet rural village suitable for small scale infill residential developments as approved on this site. The village sits within the unitary authority of North Northamptonshire, situated on the eastern bank of the navigable River Nene, it lies approximately 15 miles north-east of Northampton and 2.5 miles south-west of Thrapston. Key local landmarks include the 13th-century St Mary's Church, Kinewell Lake, and the historic site of Mallows Cotton.

The heart of the community revolves around several local institutions including the Axe and Compass pub, the local primary school, Ringstead Stores, and the Watermill Tearooms and the village is characterised by a mix of traditional stone-built cottages, established family



Site Details:

The site is 0.179 hectares (0.44 acres) and is located within the village settlement of Ringstead. The site of a former factory and Ringstead Business Centre which operated from 2005 after Dodson and Horrell relocated from the site.

The former factory, which occupied the south-west corner of the site, and the bungalow along Denford Road, have been demolished, leaving the office building, facing Spencer Street, on the south-east corner. There is evidence of these former buildings at ground level. The remaining site to the north-east corner is a gravelled parking area for the offices.

The site is not listed or within a Conservation Area.

Planning:

The planning notice of approval was granted 19th December 2023 for.....**Proposed residential development of 6no. dwellings and conversion and extension of offices to form 3no. flats**

Application Ref: NE/23/01281/FUL

Data Room:

A full suite of plans, elevations and supporting planning documents, surveys and utility information will be available in a mini data room. Access upon request.

Tenure:

The site will be sold freehold, subject to contract only.

Title No: NN237348

The approved development will deliver the following accommodation:

<i>Plot</i>	<i>Property Type</i>	<i>Occupancy</i>	<i>Area</i>
<i>Plot 1</i>	1-bed flat	2-person	50.2 sqm
<i>Plot 2</i>	1-bed flat	2-person	50.6 sqm
<i>Plot 3</i>	2-bed flat	4-person	89.3 sqm
<i>Plot 4</i>	3-bed dwelling	5-person	101.5 sqm
<i>Plot 5</i>	3-bed dwelling	5-person	102.3 sqm
<i>Plots 6 & 7</i>	2-bed dwelling	4-person	100.6 sqm
<i>Plots 8 & 9</i>	3-bed dwelling	5-person	100.6 sqm

All properties meet the Nationally Described Space Standards.

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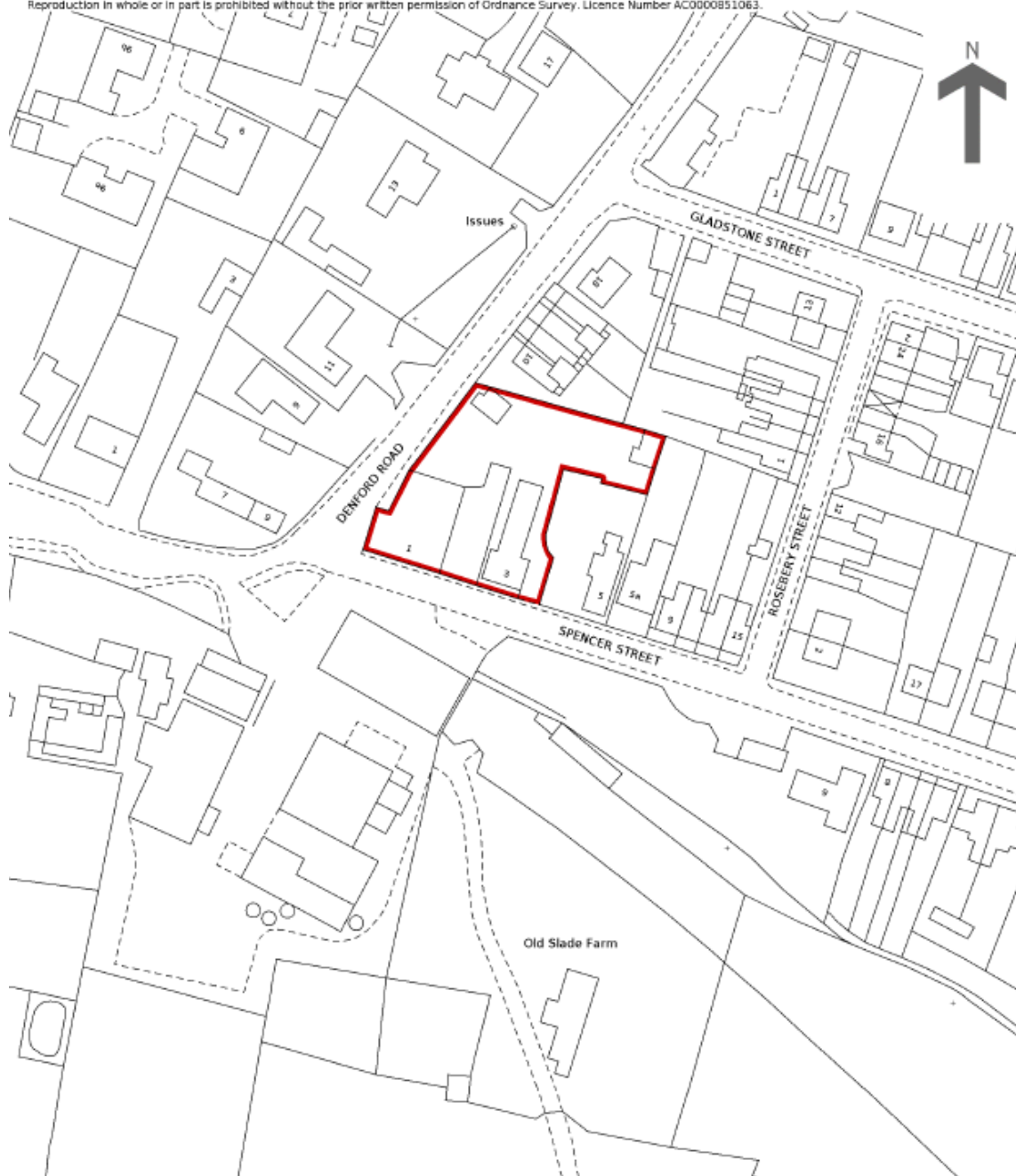
Title Plan

HM Land Registry
Official copy of
title plan

Title number **NN237348**
Ordnance Survey map reference **SP9875SE**
Scale **1:1250**
Administrative area **North
Northamptonshire**

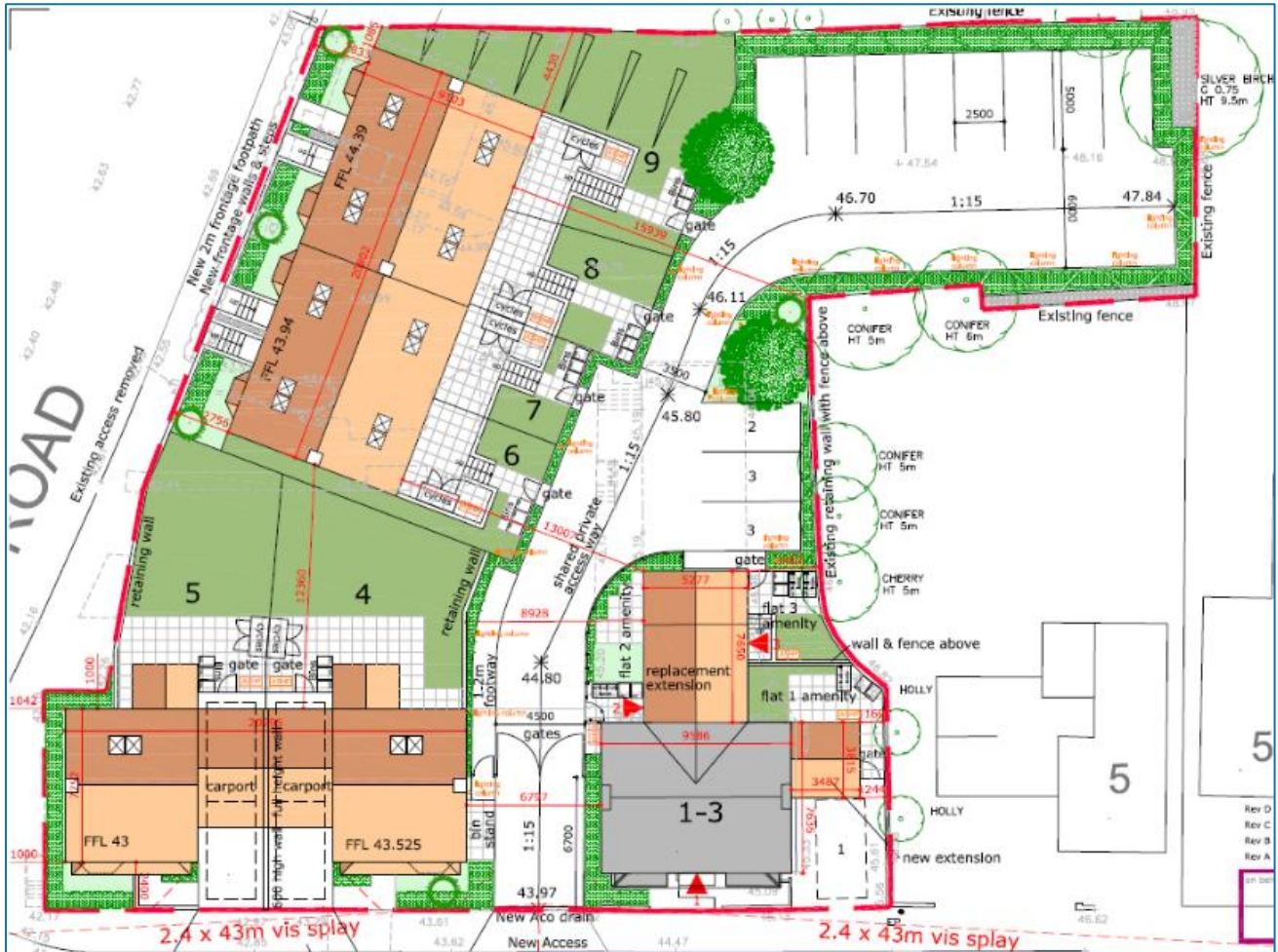


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Planned Site Layout



Price:

Offers are invited for the unencumbered freehold interest, subject to contract only.

Viewings:

By appointment via the sole selling agents Bray Fox Smith

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