

CHILDREN'S DAY NURSERY OPPORTUNITY

LITTLE STANION, CORBY, NORTHAMPTON, NN18 8TD

FREEHOLD OR NEW LEASE OPPORTUNITY (SUBJECT TO PLANNING)



savills



HIGHLIGHTS INCLUDE:

- Site area of 0.616 acres (0.249 hectares)
- Located within the wider Little Stanion master-planned estate
- Prominent position opposite Tesco Express
- Immediate proximity to the Little Stanion Primary School
- Strong suitability for a children's day nursery (subject to planning)
- Convenient access to A43
- Available freehold or on a new lease
- Offers are invited

LOCATION

The site is located in Little Stanion, a modern village on the south-eastern edge of Corby in North Northamptonshire. It forms part of a planned residential area with parkland, footpaths and local amenities.

Little Stanion lies approximately 1.1 miles south east from Corby town centre and around 7 miles from Kettering, providing straightforward access to local services and transport connections.

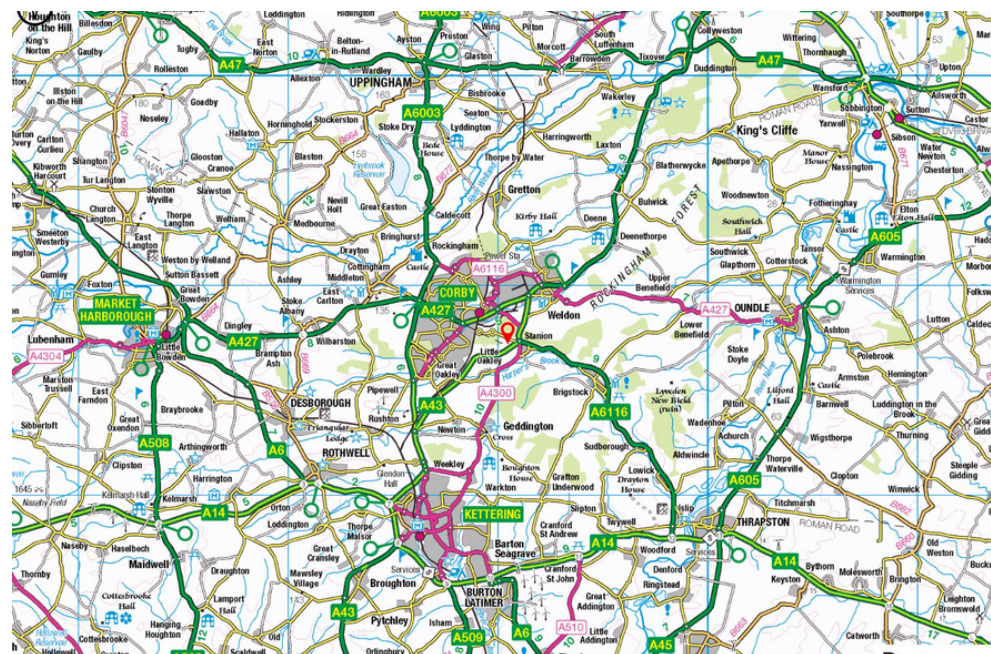
The village is accessed directly from the A43/A6116 roundabout and is close to the nearby settlements of Stanion, Brigstock and Geddington.

DESCRIPTION

The site extends to 0.616 acres (0.249 hectares) and forms part of the wider Little Stanion master-planned estate, which once complete will provide up to approximately 970 homes. It is located opposite a Tesco Express and close to Little Stanion Primary School (Ofsted rated "Good", c.235 pupils), with the plot occupying a highly accessible position within this growing family-oriented community. Its size, setting and surrounding demographics make it well-suited for a nursery development scheme.

LINKS

GOOGLE STREET VIEW



TENURE

Freehold (NN360075) but also available by way of a new lease where our client will build a new nursery to an agreed specification.

PLANNING

The site has no existing planning use, and it is not located within a conservation area or any designated flood zone.

It forms part of the wider Little Stanion master-planned development, which holds outline permission for up to approximately 970 homes, community facilities and infrastructure under consent 04/00442/OUT. Further phases have since been approved, including detailed consent for 66 dwellings and outline permission for a further 99-135 homes, supporting continued residential growth in the area.

LOCAL AUTHORITY

North Northamptonshire
www.northnorthants.gov.uk

SERVICES

Electric and water services will be provided to the boundary of the site.

TERMS

Our client is open to disposing of the freehold interest, or alternatively granting a new lease on standard commercial terms for a new build childrens day nursery built to a specification to be agreed.

VAT

VAT is applicable at the appropriate rate.



POTENTIAL SCHEME DESIGN



POTENTIAL SITE PLAN



ELEVATIONS



Proposed East Elevation
1:200



Proposed South Elevation
1:200



Proposed North Elevation
1:200



Proposed West Elevation
1:200



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ANTI MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on tenants. Further details are available upon request.

VIEWINGS

All formal site viewings are strictly by appointment with Savills.

CONTACT

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