

# NORWOOD FARM

## FOR SALE / TO LET



**Mixed-use retail development  
for investors & end users**

**Ideal for: Retail, Offices, Hospitality,  
Community Facilities & Residential**

# NORWOOD

FARM

## THE OFFER

An excellent opportunity for developers and investors for new mixed-use Local Centre, close to the new Sandy Lane Relief Road in the heart of Norwood Farm, a housing development of 1900 new homes.

The centre will be a stand-alone development, with its own parking to the front and a separate service yard to the rear, for deliveries.

Planning consent for a range of uses, including retail, community facilities, healthcare, offices, care home, retail, leisure and residential:

- \* 500 sq m Retail
- \* 750 sq m Community use
- \* 32 Residential units

The premises will be offered on a long freehold or leasehold basis, subject to the uses detailed in the outline consent, Ref: S/2016/1324/EIA.

# NORWOOD

FARM

## LOCATION

The Local Centre, in the heart of the Norwood Farm development, is 4.4 miles from the centre of Northampton.



The Local Centre will be well served by car-free paths to encourage residents to travel around by bike and on foot, to promote fitness and wellbeing.

# NORWOOD FARM

## CONTACT DETAILS

We are seeking interest from housebuilders and developers looking to invest in a sought-after residential development.

Initial bids should be submitted by 12pm, 12 September 2025.

Submissions and all enquiries should be directed to: Kevin Hopkinson at Commercial Property Real Estates or Jamie Gibbins at Barwood Land.

Commercial Property Real Estates

M: 07800 767876

E: [enquiries@cpreuk.com](mailto:enquiries@cpreuk.com)

W: [www.cpreuk.com](http://www.cpreuk.com)



Barwood Land

E: [jamie.gibbins@barwoodland.co.uk](mailto:jamie.gibbins@barwoodland.co.uk)

W: [www.barwoodland.co.uk](http://www.barwoodland.co.uk)



## A DEVELOPMENT BY



### SUBJECT TO CONTRACT

#### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Commercial Property Real Estates in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Commercial Property Real Estates nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Commercial Property Real Estates, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Commercial Property Real Estates may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at: [www.cpreuk.com](http://www.cpreuk.com). Particulars dated July 2025.