



**Baker  
Harman**

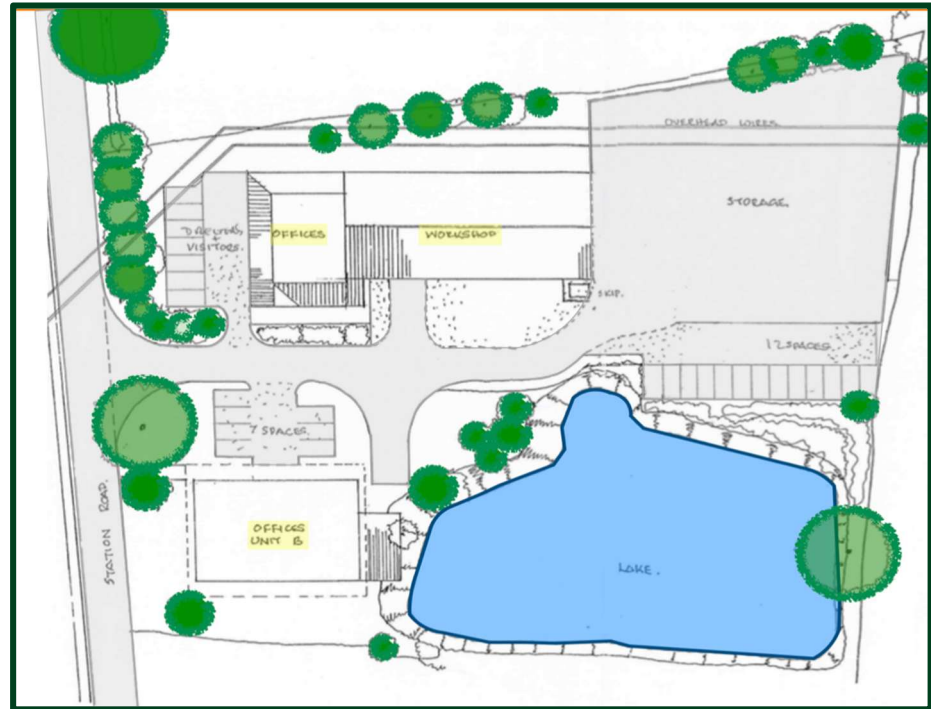
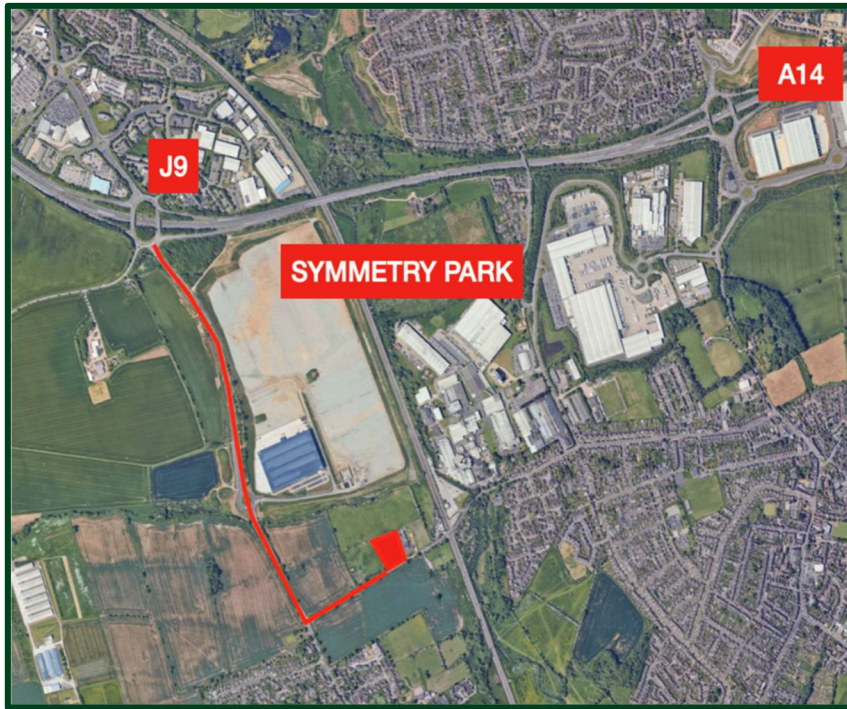
**FOR SALE:**

**Development Site  
2.02 Acre Site For Sale**



**Former Scrapyard,  
304 Station Road, Isham,  
Northamptonshire**

- Development site of approximately 2.02 acres (0.81 hectares)
- Located 1 mile from J9 of the A14 on the edge of the village of Isham



## LOCATION

The site is located 1 mile from J9 of the A14 on the edge of the village of Isham which is in close proximity to Kettering.

## DESCRIPTION

The site comprises a development site of approximately 2.02 acres (0.81 hectares).

- Services to site: 3 phase electrics & Water
- Planning permission in perpetuity
- Consented for
  - Building A: offices & workshop
  - Building B: offices
  - Parking and hard standing

## PLANNING HISTORY

Search: Former scrapyard Station Road Isham At: <https://publicaccess.wellingborough.gov.uk/online-applications/>

## ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## LEGAL COSTS

Each side is to bear their own legal costs in respect of any transaction.

## TERMS

The site is available freehold.

Guide price: £850,000.

## VAT

All are advised that VAT is not payable.

## FURTHER INFORMATION

For further information please contact:

**potter learoyd**  
COMMERCIAL

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