



## DEVELOPMENT OPPORTUNITY

Former Territorial Army Centre Elizabeth Street, Corby, NN17 1PN  
For Sale Freehold

**Carter Jonas**

## THE OPPORTUNITY

The site is being offered for sale freehold on either an unconditional or conditional basis. Conditional offers must be accompanied by a broad outline of the proposal, a sketch plan and an indication of the proposed conditions.

The site is being sold by Informal Tender. Bids are invited by 12noon on Friday 4th September 2020. Details of where the offers are to be submitted can be obtained from the selling agents.

## THE SITE

The site of the Former Corby TA centre is a 0.96 acre (0.39ha), self-contained site positioned to the North of Corby Town Centre, at the junction with Elizabeth Street and Alexandra Road.

The site comprises a number of buildings, both single and two storey and four large vehicular garages. There are two semi-detached residential properties situated on the western boundary of the site which have been vacant for a number of years and are in poor condition. In addition to this, there is an enclosed yard which provides off street parking.

The site is broadly rectangular in shape, with the topography being fairly flat.

## PLANNING

The landowner has undertaken a Pre-Application discussion with the Local Planning Authority (LPA). The proposal was for a mixed commercial and flatted residential scheme. The LPA were, in principle, supportive of development, subject to the appropriate planning consent.

A written response was provided by the LPA, and copy of which can be found within the Microsite.

## LOCATION

Corby is a market town situated approximately 11 miles east of Market Harborough and approximately 10 miles north of Kettering.

The town is situated approximately 7 miles north of Junction 7 of the A14, which provides direct access to Huntingdon, Cambridge and the wider highway network.

The town benefits from a railway station, positioned approximately 1 mile from the subject site. Corby Railway Station provides direct access to London St Pancras International Station, in 1hour 10minutes and Kettering in 9 minutes.

According to the 2014 Census, Corby has a population of 65,430.

## TENURE

The freehold interest is being sold. The site is currently under lease which can be determined, please refer to the Microsite for further details.

## PRICE

Offers invited. Details on where to submit the offer can be obtained from the selling agents.

## INFORMATION PACK

A Microsite for additional information has been created and access details are available from the agent.

The information includes:

- Planning Appraisal
- Title Plan
- Title Register
- Bidding Proforma
- EPC's

## COMMERCIAL TERMS:

Please note the following points and requirements at submission stage in respect of Conditional offers:

The purchasers will be responsible for all costs involved in securing planning consent.

The planning application to be submitted within six months of the conditional contract being entered into.

The owners to have step in rights and the ability to use any surveys, plans etc. commissioned at no charge if the purchasers do not proceed to acquire the site.

The purchasers to provide an outline of their approach with the Local Planning Authority.

Conditional Offers will be reviewed on the basis of Net Present Value to allow for comparison against unconditional offers.

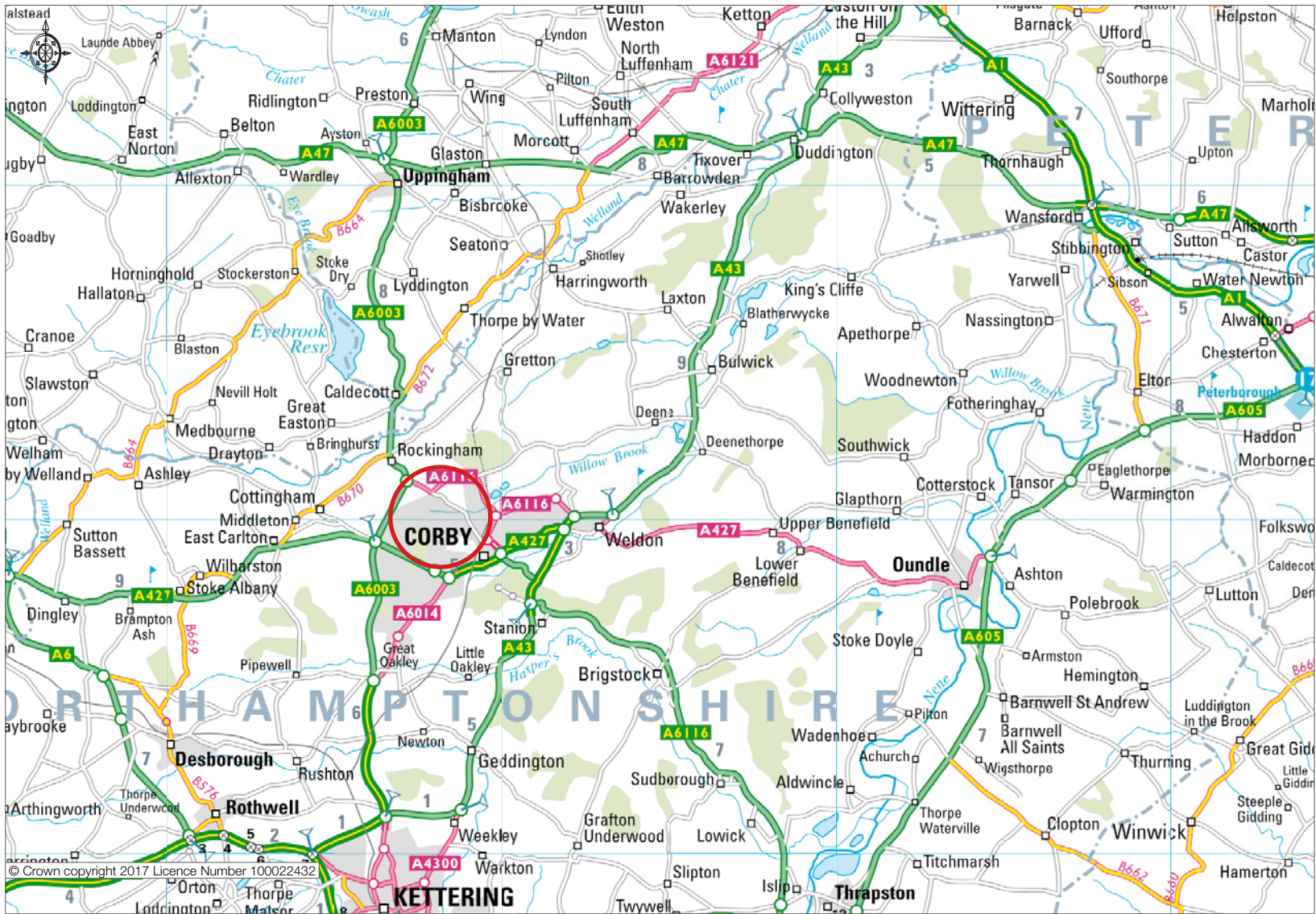
## VIEWING ARRANGEMENTS

Viewings must be arranged through the agents.





SITE PLAN



**FURTHER INFORMATION**

Should you require any further information please contact either:

**Charles Harris**  
 01223 346596  
 Charles.harris@carterjonas.co.uk

**Richard Combes**  
 01223 346648  
 richard.Combes@carterjonas.co.uk



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

**Carter Jonas**