

LODGE ROAD DAVENTRY

NORTHAMPTONSHIRE, NN11 4FP

Disposal Of Former Civic Centre

lodgeroad-daventry.co.uk

May Be Suitable For Various Uses – Subject To Planning

Lambert
Smith
Hampton

The Opportunity

- + **Freehold or leasehold disposal of former Civic Centre.**
- + Site extends to **2.3 acres (0.9 hectares)**.
- + The building measures **41,537 sq ft GIA** ranging over 2 to 4 stories.
- + **10 miles south of Rugby**, 14 miles west of Northampton and 7 miles from the M1.
- + The local area is subject to a number of **major development proposals.**

There is a sub station located within the title, as indicated by the blue outline on the title plan, which is excluded from the disposal.



Location

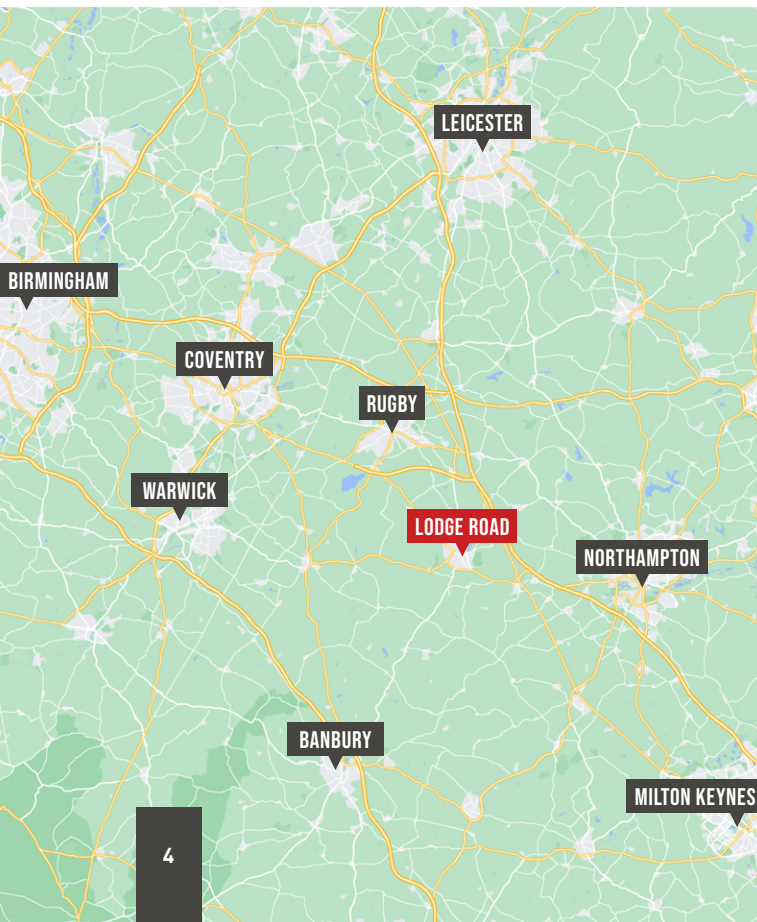
The site is located in Daventry, within the jurisdiction of West Northamptonshire approximately 10 miles south of Rugby and 14 miles west of Northampton.

The site is situated on the north-eastern edge of the Daventry Town Centre which includes a variety of retail and leisure uses including The Arc Cinema, Waitrose and Daventry Leisure Centre. The nearest residential development is situated circa 100m to the southwest on Abbey Road.

Eastern Way is located to the north of the site and then playing fields which are allocated for mixed use development, Abbey Retail Park to the east, The Holy Cross Church and church grounds to the south and various leisure building to the west.

The site benefits from two-way bus stops on Lodge Road which provide regular services around Daventry and into Crick and Long Buckby. Following the closure of Daventry Train Station in 1958, Long Buckby is now the closest train station located approximately 7km to the east. From here there are regular train services to Birmingham New Street, Northampton and London Euston. Junction 16 and 18 of the M1 are equidistant and 7 miles away providing links to M45 & M6.

Daventry Country Park is located 200m to the north of the Site which incorporates Daventry Reservoir. Borough Hill, which offers spectacular views, is located 1 kilometre to the east of the Site.



Planning

There is no recent or materially significant planning history relating to the site itself and the site is not allocated for development in planning policy, nor is it subject to any designations that would preclude development. However it is situated within the boundary of Daventry town centre, where the principle of new development and regeneration is supported, particularly where this would accord with the strategic direction and principles of the Daventry Town Centre Vision 2035.

Furthermore there are a number of major development proposals surrounding the site for which applications have been submitted and permissions granted in the last five years, which highlight the emerging mixed-use development context. These are summarised one to six and correlated to the map. Please see the planning appraisal in the dataroom for comprehensive details.



Number	Reference	Description of Development	Decision
1	WND/2021/0896	Change of use of existing DIY store to food store.	Approved - 25/01/2023
2	DA/2018/1033	Demolition of existing structures on site and erection of new cinema and restaurants.	Approved - 21/02/2019
3	DA/2017/0123	Hybrid planning application for the mixed use regeneration comprising the demolition of existing buildings and structures; the construction of food and non-food retail floor space, public house, restaurant and hotel.	Approved - 15/03/2018
4	11/0040/OUTWND	Outline application for the demolition and rebuilding of existing Phoenix Youth Centre, and development of up to 300 dwellings including educational uses, community facilities, multi-use games area, health centre, offices and hotel.	Withdrawn - 23/07/2018
5	DA/2017/0237	Construction of an 85 bedroom care home, together with 24 extra care apartments and 16 independent living maisonette units.	Approved - 03/04/2018
6	DA/2020/0100	Outline application for the development of an urban extension to the north-east of Daventry including circa 3,400 dwellings, elderly persons accommodation, a new local centre, pub/restaurant, day nurse/communitiy, retail terrace, two new primary schools, new secondary school and an extension to Daventry Country Park.	Awaiting Determination (Submitted 04/02/2020)

Disposal Process

Tenure

The freehold interest of the site is for disposal with vacant possession. The freehold interest is registered under title number **NN261632**.

Copies of the Title documents and Report on Title are available in the Data Room.

VAT

No.

Deposit

A deposit of 10% of the purchase price is preferred and would be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings

Viewings will be strictly by appointment with the agent.

Data Room

Interested parties requiring access to the data room should register their interest to view supporting documents.

DATA ROOM: **LODGEROAD-DAVENTRY.CO.UK**

Disposal Process and Basis of Offer

The site is for disposal via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete the Bid Submission Template which will be made available in the Data Room. **Bidders should submit their bid by email to Charles McLean (ccmclean@lsh.co.uk) and Oliver Williams (owilliams@lsh.co.uk) at Lambert Smith Hampton with subject reference: "Lodge Road Daventry – Bid".** All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

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