

# Northampton

## Silver Cornet Site, 21 Welland Way, King's Heath, Northamptonshire NN5 7NS

- A Freehold Site Extending to Approximately 0.163 Hectares (0.404 Acres)
- Formerly occupied by a Public House
- Possible potential for Development subject to obtaining all necessary consents

## Vacant Possession

BY ORDER OF A HOUSING  
ASSOCIATION



**VACANT – Freehold Site**



### Tenure

Freehold.

### Location

The property is located on Welland Way, at its junction with South Oval in the King's Heath district of Northampton, just north of Northampton town centre. There are local amenities close by, and the more extensive shops and facilities of Northampton town centre are within reach to the south. There are also Rail and bus stations in Northampton town centre and the A5095, A508 and the M1 Motorway are all accessible.

### Description

The property comprises a roughly rectangular shaped site, which is slightly sloping and grassed over. The site was previously occupied by a public house. The site, which may afford potential for development, extends to approximately 0.163 hectares (0.404 acres).

### Accommodation

Approximate Site Area 0.163 Hectares (0.404 Acres)

### Planning

Local Planning Authority: Northampton Borough Council.

Tel: 0300 330 7000.

The site may afford potential for development subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.