



Commercial Development in NN1

Roe Road, Northampton,
Northamptonshire, NN1 4PH

£225,000 Starting Bid

Tenure

Freehold

Garage parking

Property features

- ✓ No Upward Chain
- ✓ Large Garage
- ✓ Development Opportunity
- ✓ Early Viewing Advised

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

A truly unique opportunity offering over 2,400 sq ft of versatile accommodation, including a substantial garage, workshop space and a two/three bedroom house.

Offered to the market is this highly versatile property, presenting an exciting opportunity for a range of uses, subject to the necessary planning consents.

Accessed via the garage doors, the ground floor provides an impressive 72ft garage/workshop, with an internal door providing direct access into the main accommodation. The ground floor further comprises a living room with log burner, fully fitted kitchen and a shower room/utility area.

The first floor offers a large principal bedroom, a four piece bathroom suite, two further versatile rooms which could be utilised as additional bedrooms, offices or living accommodation, together with two separate workshop areas and a further WC.

With its generous floor area, extensive garage and workshop facilities, and flexible layout, this is a completely unique opportunity with significant potential to be repurposed to suit a variety of requirements, subject to the necessary consents.

Early viewing is highly recommended to fully appreciate the size, versatility and potential this property has to offer.

EPC Rating: TBC. Council Tax Band: A.

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.

Please note we have not inspected this property.

Price: Starting Bid £225,000

Property Type: Commercial Development

Business Type: Garage

Parking: Garage

Location

Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars and eateries as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1¼ miles either in the Spinney Hill or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the A45, A43, A508 and A428 and in turn link to the A14 and M1.

Accommodation

Offering over 2,400 sq ft of versatile accommodation, including a substantial garage, workshop space and a two/three bedroom house.

Accessed via the garage doors, the ground floor provides an impressive 72ft garage/workshop, with an internal door providing direct access into the main accommodation. The ground floor further comprises a living room with log burner, fully fitted kitchen and a shower room/utility area.

The first floor offers a large principal bedroom, a four piece bathroom suite, two further versatile rooms which could be utilised as additional bedrooms, offices or living accommodation, together with two separate workshop areas and a further WC.

With its generous floor area, extensive garage and workshop facilities, and flexible layout, this is a completely unique opportunity with significant potential to be repurposed to suit a variety of requirements, subject to the necessary consents.

Tenure

Freehold - title number NN156755.

EPC

Rating E - full report available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Roe Road, Northampton, Northamptonshire, NN1 4PH

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

