

Roadside Development Land

Cransley Park Way, Cransley Park, Kettering, Northamptonshire, NN14 1FJ

Colliers

All Enquiries

J8

A14

Approximately
67,700 daily
vehicle
movements

Broughton Interchange

A43

Kettering
1.5 miles

Northampton
15 miles

enterprise
rent-a-car

bp pulse



FCS
PREMIER
CAR SUPERMARKET

Cransley Park Way

- For Sale / To Let either as a whole or in part with plots from 0.3 acres.
- Net developable area of approximately 1.1 acres.
- Frontage to A43 with an average daily traffic count of 20,100 movements.
- Adjacent to a 20 EV bay Ultra-Rapid charging hub.
- Suitable for roadside retail, drive-thru, petrol filling station, public house, hotel uses, light industrial (subject to planning).

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Location

Cransley Park is located 1.5 miles west of Kettering town centre at a prominent location fronting the A43 Northampton Road. The location benefits from excellent road connectivity being within 200 metres of Junction 8 of the A14 trunk road.

The A14 connects to the M1/M6 interchange 20 miles to the West and the A1(M) 23 miles to the East. Alternatively, the A14 continues onto the East Coast ports of Felixstowe and Harwich.

The town of Kettering has a population of approximately 63,100 residents in accordance with the 2021 census data. Kettering has excellent rail links to London St Pancras International with a journey time of approximately one hour.



Travel Distances

	Distance Miles	Time (Approx.)
M1 Junction 15	17	25 minutes
M1 Junction 19 & M6 Junction 1	25	20 minutes
A1(M) / A14 Interchange	23	22 minutes
Northampton	15	22 minutes
London	81	1 hour 51 minutes

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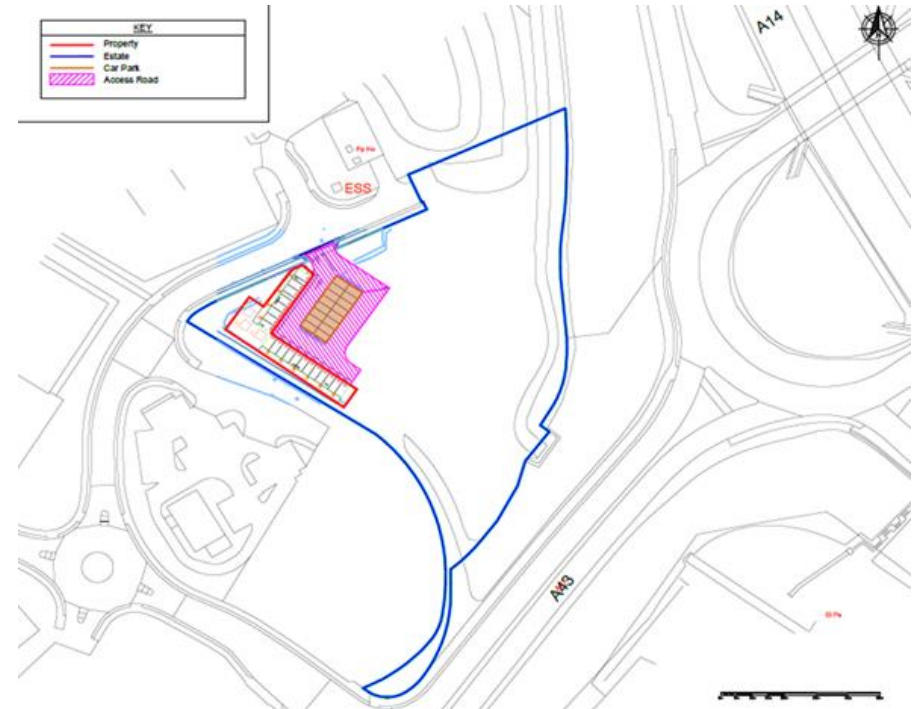
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Description

This is the last remaining development parcel of land at Cransley Park that benefits from roadside visibility from the **A43** Northampton Road which has approximately **20,100** daily vehicle movements.

Part of the land has been developed for a 20 bay electric vehicle charging hub chosen as location due to the proximity to **Junction 8** of the **A14** which has approximately **67,700** daily vehicle movements. This is an ideal opportunity for complimentary occupiers

Roadside occupiers represented include; **BP Pulse** with a 20 bay 300KWH ultra-rapid charging hub, **Costa Coffee** drive-thru, **Enterprise Rent-a-Car** and **PCS Premier Car Supermarket**.



Site Area

The **net developable area** is approximately **1.1 acres (0.445 hectares)** subject to configuration.

There is potentially the option to split the land into smaller plots from 0.3 acres upwards subject to configuration.



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Opportunity

Plots available from **0.3 -1.1 acres** either on a **Freehold** or **Long Leasehold** basis, subject to configuration. Alternatively **design and build** requirements on a **Leasehold** basis will be considered.

Planning

The land has been allocated for employment uses in the local plan and has previously benefited from outline planning consent for **B1, B2 and C1 (Hotel) uses** under The Town and Country Planning (Use Classes) Order 1987. The land may lend itself to alternative uses.

For further information on planning, we recommend that interested parties contact Kettering Borough Council.

Services

All main services are available within the nearby vicinity on Cransley Park Way. Further information available on request.

Vehicular Accessibility

Vehicular access is either via the shared turn in with the EV charging hub or via the turn head at the end of Cransley Park Way.

Rating

The land is not currently assessed for business rates.



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Tenure / Terms

Available on either a Freehold, Long leasehold or Lease basis on terms to be agreed. Further information can be provided upon application.

Price / Rent

For further information please contact the sole agent.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

Legal Costs

Each party is to be responsible for its own legal and professional fees in connection with this transaction.

Viewing

The land can be viewed from Cransley Park Way. Access onto the land by prior written consent only.

Further information

Please contact the sole agent.



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