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• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## FREEHOLD FOR SALE

**48 Waterpump Court  
Weston Favell  
Northampton  
NN3 8UR**

**Former Childrens Day Centre**



### **Location**

The property is situated within Thorplands, Weston Favell, which forms part of the Eastern District Development. The property is approached via an internal estate road off the A43 Lumbertubs Way approximately 6 miles north east of Northampton town centre. Waterpump Court is a cul-de-sac off Crestwood Road within a primarily residential area. Weston Favell Shopping Centre, where a full range of facilities can be found, is within approximately 2 miles distance. There is a bus service No. 2 operated by First Group running along Billing Brook Road which connects to Northampton town centre as well as service No. 6 operated by Country Lion.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

### **Description**

The property comprises three inter-connected buildings forming a detached single block within its own secure site. The property, constructed during the 1970s, is of block cavity wall construction with brick and timber clad external elevations under a pitched tiled roof incorporating uPVC framed sealed unit double glazing. The accommodation is arranged over ground and first floor and provides a number of offices, meeting rooms and ancillary accommodation.

Openings have been constructed between the three buildings at ground and first floor and two stairwells provide access to the first floor.

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Externally there is a fully enclosed rear garden with steel panel fencing to a height of approximately 2.5 metres and additional conifer screening. The garden area is laid mainly to lawn.

The accommodation briefly comprises:

**Unit 48a**

Ground Floor 464 ft<sup>2</sup> / 43.1 m  
First Floor 464 ft<sup>2</sup> / 43.1 m

**Unit 48b**

Ground Floor 621 ft<sup>2</sup> / 57.7 m<sup>2</sup>  
First Floor 626 ft<sup>2</sup> / 58.2 m<sup>2</sup>

**Unit 48c**

Ground Floor 631 ft<sup>2</sup> / 58.62 m<sup>2</sup>  
First Floor 624 ft<sup>2</sup> / 58 m<sup>2</sup>

**Total gross internal floor area** circa 3,549 ft<sup>2</sup> / 329.7 m<sup>2</sup>  
**Site area** circa 608.63 m<sup>2</sup> / 0.0151 acres  
**Site coverage** approximately 54%

**Services**

We understand that all mains gas, water and electricity supplies are fitted to the property with drainage into the main drainage system. The property is heated via gas fired radiator central heating.

**Rating Details**

We understand from the Local Rating Authority that the property has the following rating assessment:

48/48a Waterpump Court, Northampton NN3 8UR  
Offices and Premises  
Rateable Value £13,500  
Rates payable £6,358.50 pa

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

**Town Planning**

We understand the property has the benefit of Class D1 Non-Residential Institutional use for the provision of crèche, day nursery or day centre or provision of education, however this has only been obtained through verbal enquiries and we would recommend that interested parties should make their own enquiries with regard to planning and that no reliance should be made on this information.

As the property sits within a residential area we consider that the property lends itself to a possible change of use to class D3 (dwelling house) subject to planning consent.

**Terms**

The property is available freehold at offers in excess of £175,000 subject to contract only.

**Value Added Tax**

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

**Energy Performance Certificate**

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

**A Code of Practice for Commercial Leases**

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

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Contact: Robin Ungemuth

#### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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