

For Sale

PRIME COMMERCIAL DEVELOPMENT SITE (STP)

Land At Newnham Drive Newnham Drive
Heartlands Business Park Daventry NN11 8YN



- Prime business park location
- Rarely available development opportunity
- Site area of 1.39 acres (0.56 ha)

For Sale Offers in excess of £650,000

Location

The site is located on Heartlands Business Park, which is one of the main commercial areas within Daventry. The estate is positioned to the north of the town centre and has direct access to the A45, providing routes east towards Northampton and west towards Coventry. Junction 16 of the M1 motorway is approximately 6 miles to the east, with Junction 18 of the M1 around 7 miles to the north, offering excellent regional and national connectivity. The A361 runs south towards Banbury and north to the A5 at Kilsby, linking with the wider trunk road network.

Daventry lies approximately 13 miles west of Northampton, 11 miles south-east of Rugby, and 15 miles north of Banbury. Rail services are available from Long Buckby station, about 6 miles away, providing regular services to London Euston and Birmingham New Street.

Heartlands Business Park is a well-established commercial location, accommodating a wide range of regional and national occupiers. Key occupiers on the estate include Cummins UK, Hankook Tyre and DHL (JD Wetherspoon Distribution Centre). The estate benefits from its proximity to both Daventry town centre and the surrounding road and rail infrastructure.

Accommodation

The site occupies a prominent corner position on Newnham Drive, close to its junction with Nasmyth Road, within Heartlands Business Park. The plot is suitable for development, providing an opportunity for a range of commercial uses, subject to obtaining all relevant consents.

The purchaser will be responsible for arranging connections to mains services to the site.

Areas

	Acres	Hectares
Land	1.39	0.56
TOTAL	1.39	0.56

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Offers in excess of £650,000

Terms

The site is available freehold with vacant possession. The existing title is to be split upon purchase.

Business Rates

To be assessed upon purchase.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

Services

The purchaser will be responsible for arranging connections to mains services to the site.

Viewing

To view and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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