



FOR SALE

CORBY

Brunel Road & Stockbridge Road

18.87 acres

Development Land / Employment Site

(Subject to Planning)

LOCATION: Brunel Road / Stockbridge Road Corby

The combined sites are located to the southeastern extent of the Earlstrees Industrial Estate and to the north of residential development within approximately 2.2 miles to the north of Corby Town Centre.

The development parcels are currently accessed through the Earlstrees Industrial Estate, via Earlstrees Road / Gretton Brook / Phoenix Parkway (A6116) onto Manton Road and Brunel Road / Stockbridge Road.

Corby

Strategically located Corby, provides access to east coast ports, Birmingham, East Midlands Airport, and key markets. Logistics operators can access 75% of the UK population within 4 hours HGV drive time, and can reach Felixstowe and back twice in one shift

Local Economy

The local economy is characterised by a strong manufacturing and logistics sector which has experienced significant growth over the past two decades. There are a number of globally recognised companies based in Corby including Weetabix, Tata Steel, Avon and RS Components. The local labour market is relatively self-contained with the highest job to worker balance in North Northamptonshire, indicating that Corby is a key centre for employment.

- Corby's population has seen a rapid growth of 21% between 2011 and 2021, forecast to grow 4.2% by 2027.
- Over 20% of Corby's workforce is employed in logistics and manufacturing.
- Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton.
- Average house prices in Corby are 16% below the national average.
- Its diverse urban and natural character, with the main town of Corby and its attractive satellite villages and communities, surrounded by open countryside.
- Its relatively affordable housing market in comparison to neighbouring areas within the same proximity to London and the southeast.

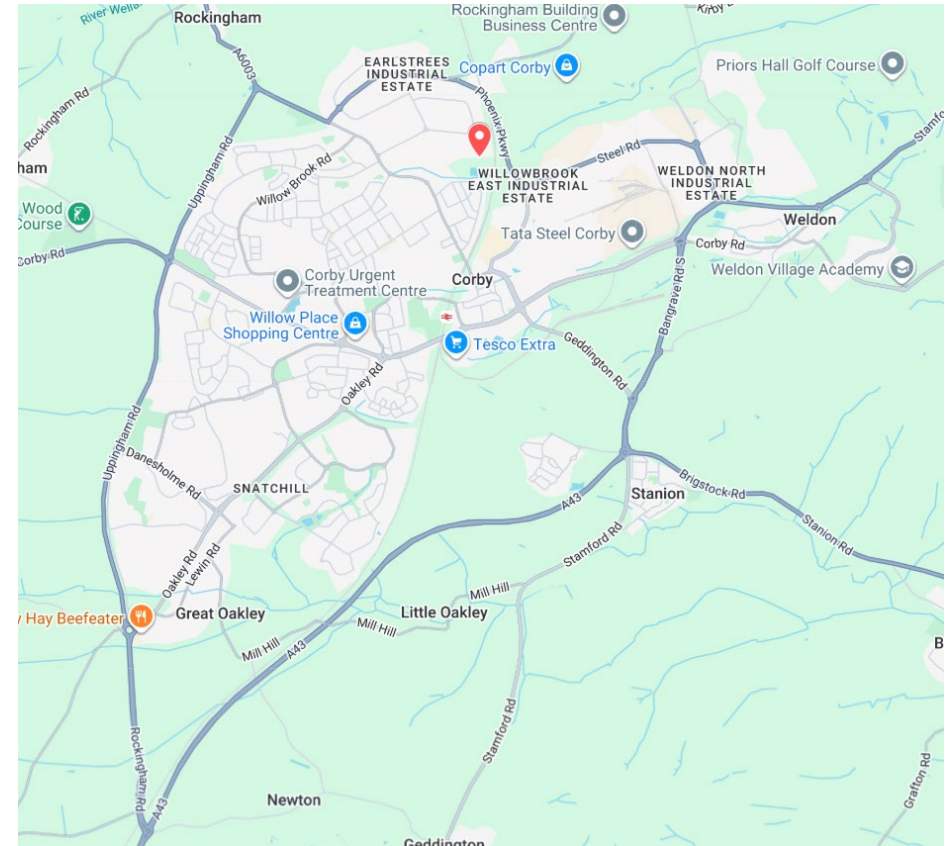
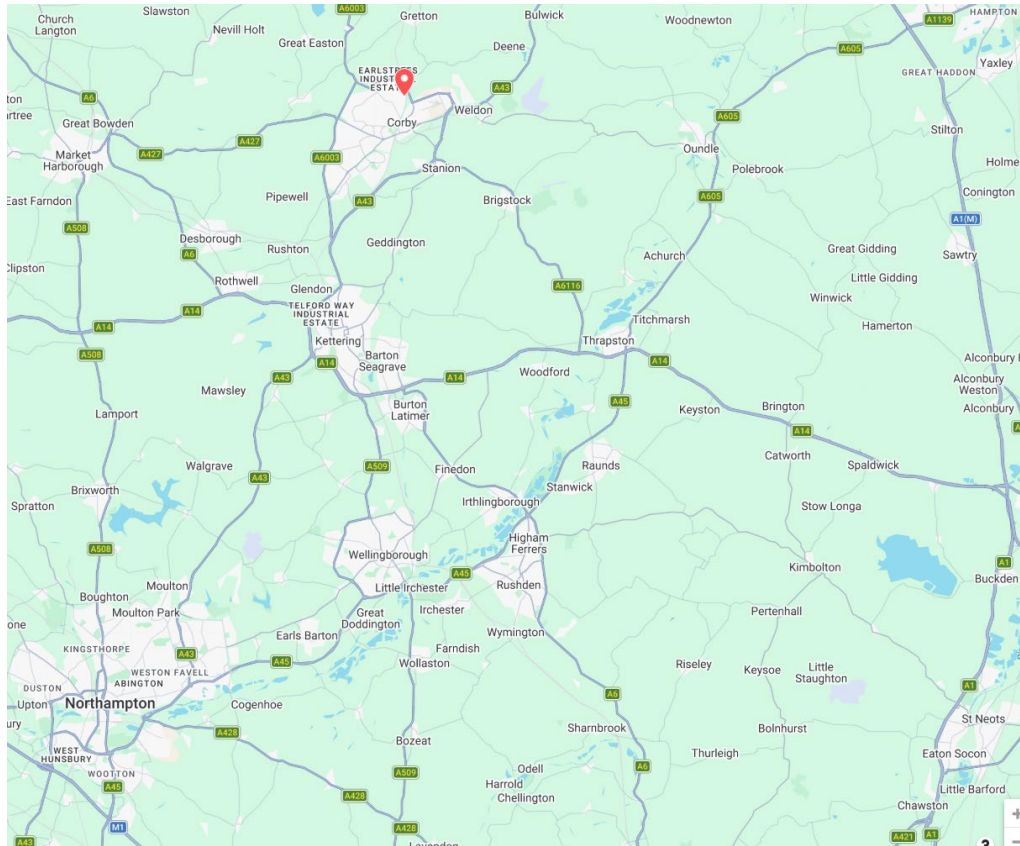


Connectivity

Corby has excellent strategic connections, including the A43, A427, A6003, A6116 and the Midland Main Line, that provide ease of movement to surrounding towns and to the rest of the country. The A43 in particular connects to the A14 which provides a strategic east-west corridor of national importance and provides access to the Haven Ports. Planning approval and funding from the Growing Places Fund for the Corby Northern Orbital Road will further improve the road network.

The Borough also has good rail links to London St Pancras, from Corby Rail station.

LOCATION: Brunel Road / Stockbridge Road Corby



Brunel Road / Stockbridge Road Corby:

DESCRIPTION

The overall combined site and individual parcels sit within two separate ownerships, such that there are four distinct separate parcels of land as described below and with parcel references as per the plan which follows:

Parcel A

Parcel A is in Homes England ownership. This site is accessed via Stockbridge Road, an adopted circa 9m width carriageway with separate path, forming a spur cul-de-sac, which leads northwards to Macadam Road, which in turn leads in an easterly direction to Brunel Road and through the adjacent Earlstrees Industrial Estate.

The site slopes gently down towards Willow Brook, which forms the southern boundary of the site with Homes England's ownership extending along the course of Willow Brook towards the reservoir to the east. On the opposite side (southern) are the rear gardens of residential properties off Stephenson Way.

Parcel B

Parcel B lies directly to the east of Parcel A and is in the ownership of MHTL. This site is accessed via Brunel Road, which serves the Earlstrees Industrial Estate. This access forms an adapted cul-de-sac of circa 9m width with separate pathways to both sides and leads to a hammerhead turning point to the southernmost extreme of Brunel Road which lies to the eastern boundary. To the southeast is located a Severn Trent owned reservoir and to the southern boundary Willow Brook runs, albeit this is within separate (Homes England) ownership and forming part of Parcel A.



Brunel Road / Stockbridge Road Corby:

Parcel C

Parcel C lies directly to the east of Parcel B and is in the ownership of MHTL. This site is accessed via Brunel Road, with the southernmost hammerhead forming the western boundary of the site. Small industrial units forming Rutherford Court are located to the north of the site, and to the east within a deep cutting, is a railway line which runs in a north to south direction.

Parcel D

Parcel D lies to the south of Parcel C and is in the ownership of Homes England. The site forms an irregular parcel of land containing a balancing pond, which is actively managed, as well as providing an area of informal open space. The Severn Trent reservoir is located to the west of the site.

Site Areas

The overall gross site area relating to Parcels A-D is 7.64 hectares (18.87 acres). Of this overall gross area, it has been estimated by AJA Architects that net developable areas in respect of sites A, B and C are reduced by circa 85% to circa 5.69 hectares (14.07 acres). This reduction in developable area is predominantly due to the existence of service strips and environmental easement zones. In addition, Parcel D has nil net developable area due to its current and likely required retained use as a balancing pond.

The following table sets out individual parcel gross and net areas assumptions, provided by AJA Architects and OS mapping;

Parcel	Gross Area (acres)	Net area (Acres)
Parcel A Homes England	5.9	4.7
Parcel B - MHTL	7.2	6.4
Parcel C - MHTL	3.5	3.0
Parcel D – Homes England	2.2	0
Overall Site Area	19	14

Brunel Road / Stockbridge Road Corby:

PLANNING

The subject sites fall within the planning jurisdiction of North Northampton Shire Council and within the wider policies of North Northamptonshire Council and its Strategic Plan. The current North Northamptonshire Council's Local Plan included the Joint Core Strategy, which was adopted in July 2016 and provides the strategic planning policies for the future development of the area to 2031.

A review of the strategic planning policy is currently underway, to provide for policy guidance to 2041 and beyond. This review is currently at consultation stage with potential adoption in April 2026.

Local detail is provided within Part 2 Local Plans and Neighbourhood Plans (where produced). The Part 2 Local Plan for Corby was adopted in September 2021.

The subject sites are included within the Local Plan. They are noted as sitting immediately to the south and outside of the existing employment sites allocation and to form part of the wider 'Nene Valley Nature Improvement Area'. It is considered that this allocation doesn't prohibit future development on the subject sites but does highlight the importance of ensuring 'overall gains in biodiversity in general and habitat connectivity in particular', this being the main objective of the Nene Valley Improvement Area allocation.

A further key planning policy in relation to the sites, relates to a Neighbourhood Green Infrastructure Corridor, which runs across and through the southern boundary of Parcel A.

Earlstrees Industrial Estate is Identified as one of the existing established industrial estates and one of the main supply of employment land in the Borough. The Employment Land Review for the Borough concludes that these estates are key to the local economy and remain attractive options for occupiers. Policy 22 (Delivering Economic Prosperity) of the Joint Core Strategy seeks to safeguard existing and committed employment sites for employment. It also seeks to enhance existing employment sites/premises through refurbishment and to regenerate previously developed land. These employment areas should be properly managed to ensure they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment. At the same time, these industrial areas must remain sustainable and provide an environment which is appealing for people to work in and to which operators wish to locate.

It is considered that these policies should support the development of the sites for employment uses with in Class Egiii B2 and B8. Interested parties should however make their own enquiries with the local planning authority.

Brunel Road / Stockbridge Road Corby:

TECHNICAL OVERVIEW

Flood Risk

A flood Risk assessment prepared Hydrock is contained in the data room. The Environment Agency's (EA's) Flood Zone Mapping. The majority of the site has been confirmed as being elevated above all predicted fluvial flood levels and is therefore at low risk. However, the low elevated sections of the site immediately adjacent to the watercourse and the balancing ponds would be at high risk from fluvial flooding and within Flood Zone 3.

The flooding from surface water mapping has through the southeastern indicates that the site that are considered as being representative of flooding from the Willow Brook as these outlines mimic the outlines from fluvial sources. In addition, the surface water mapping confirms that the locally lower section along the northern site boundary is also at an increased risk from surface water flooding and at medium to high risk though this is located and restricted to on site flows only. As such the provision of a suitable surface water drainage strategy would ensure this risk is appropriately mitigated.

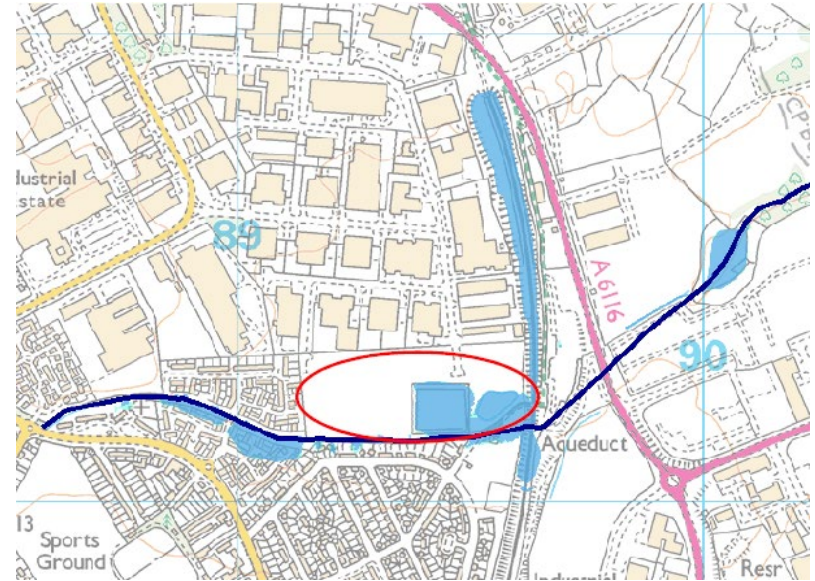
The site has also been concluded as being at low risk from all other assessed sources of flood risk.

Site Investigation

Hydrock prepared a Phase II site investigation report. Copies are available in the data room.. Hydrock recommendations include the requirement for piling of foundations. A topographic survey prepared by Green hatch is also available in the data room. A non-specialist UXO assessment indicates a low UXO risk. Further the data room contains Ecological and Arboricultural Reports.

Utilities

MK Surveys undertaken in 2016 Provides an overview of historic utility connections for the site. Copies are contained in the data room.



Tenure

The sites are owned freehold as follows:

- Parcel A - Homes England title number NN346828
- Parcel D - Homes England title number NN346830
- Parcel B - Metropolitan Housing Trust Limited NN174656
- Parcel C - Metropolitan Housing Trust Limited NN205631

Brunel Road / Stockbridge Road Corby:

Method Of Disposal

Unconditional and conditional offers are invited for the freehold interests for all parcels of land.

Price

Offers are invited for the freehold interests.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction

Anti Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.

Data Room Access

A data room with further information is available on request. Please contact the selling agents for access.

Brunel Road / Stockbridge Road Corby:

Site Photos





VIEWINGS

The site is open and can be walked by interested parties .

For further information please contact :

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