

STATION ISLAND

STANTON CROSS



A range of commercial development opportunities within a well-balanced mixed use scheme forming part of a major urban extension to the town of Wellingborough.

Development plots from 0.4 acres
(0.16 hectares)

STANTON CROSS
WELLINGBOROUGH

Be part of something bigger at Stanton Cross

Stanton Cross is a flagship mixed use development for Northamptonshire promoted by Stanton Cross Developments LLP. Located on the eastern edge of Wellingborough, it will see more than £1 billion invested in the town.

Once complete, along with 3,750 new homes, it will also provide more than 1.5 million sq ft of industrial, leisure, retail, service and office space, delivering around 3,000 new jobs long with new education and community facilities.



Station Island will be a design led innovative development that unifies Stanton Cross and Wellingborough, providing a vibrant mix of uses and regionally significant transport interchange. Benefitting from excellent public transport links, characterful heritage and views across the Town and Country Parks, Station Island will be a highly desirable place to live, work and play.



Description

Station Island provides the key link between Wellingborough town centre and Stanton Cross. Station Island will provide a range of exciting development opportunities for both retail and employment uses at the heart of which lie two new key access roads and a new station platform as part of a wider enhancement of Wellingborough train station along with new bridges linking the development to Wellingborough, further new public transport links and walking and cycling routes.

Plots are available in a range of sizes from 0.40 acres (0.16 hectares), with potential to combine plots. Land is allocated to a variety of uses:

- E Commercial, Business and Service.
- Offices
- B2 Light industrial
- B8 Storage or distribution (maximum unit size 1,000m²)
- C1 Hotel
- C2 Residential institutions.
- C3 Dwelling houses.
- F.2 Local community uses.
- Sui Generis uses (including pub/drinking establishment or hot food takeaway).



Parcel Areas

Parcel No	AREA	
	Acres	Ha
1	2.10	0.85
2	2.82	1.14
3	2.28	0.92
4	0.84	0.34
5	2.79	1.13
6	8.31	3.36
7	1.78	0.72
8	1.25	0.51
9	0.78	0.32
10	3.29	1.33
11	1.41	0.57
12	0.48	0.19
13	5.83	2.36
14	4.80	1.94



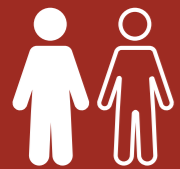
ECONOMICALLY ACTIVE

1,286,174
72.8% GB: 69.9%



FULL-TIME EMPLOYEES

758,598
42.9% GB: 39.3%



PART-TIME EMPLOYEES

245,681
13.9% GB: 13.8%



UNEMPLOYED

52,519
3.4% GB: 3.4%

Legend

- Employment (or other complementary use)
- Employment
- Mixed Use
- Housing
- Roundhouse Building (incl. car parking)
- Housing / B1 (or other complementary use) Land Outside of Control
- Higher Density Housing / Hotel
- Housing / B1 (or other complementary uses)
- Mixed Use Station Development Station / Retail / Food / Drink / Hotel
- - - Pedestrian / cycle link
- Bus stop
- ≡ Train Station

STANTON CROSS



WELLINGBOROUGH

Boundary is approximate

Employment Village

“The employment village will be a thriving place to work, conveniently situated close to bus and rail links, within walking distance of Wellingborough and Stanton Cross, and benefitting from the Country Park on its doorstep”.

- > Light industrial
- > Small scale warehouse/distribution
- > Food and drink - “drive-thru”

Northern Neighbourhood

“The Northern Neighbourhood will be a flourishing community of starter, family, and later living homes, with opportunities for serviced offices and co-working hubs, local commercial services and leisure facilities to be integrated within the fabric of the development. Easy access to and views over the Country Park will promote healthy living and wellbeing amongst its residents and visitors”.

- > Offices
- > light industrial
- > Small scale warehouse/distribution
- > Pub and restaurant

Mill Lane Quarter

“The Mill Lane Quarter will be an inspiring mixed use area drawing upon the rich cultural heritage of Mill Lane and distinctive character of the Round House Building. Offices, high density housing, and food and drink and leisure facilities will be located in a highly sustainable central position within Station Island and a gateway between Wellingborough and Stanton Cross”.

- > Offices
- > Food and drink
- > Business/innovation centre
- > Pub/restaurant

Station District

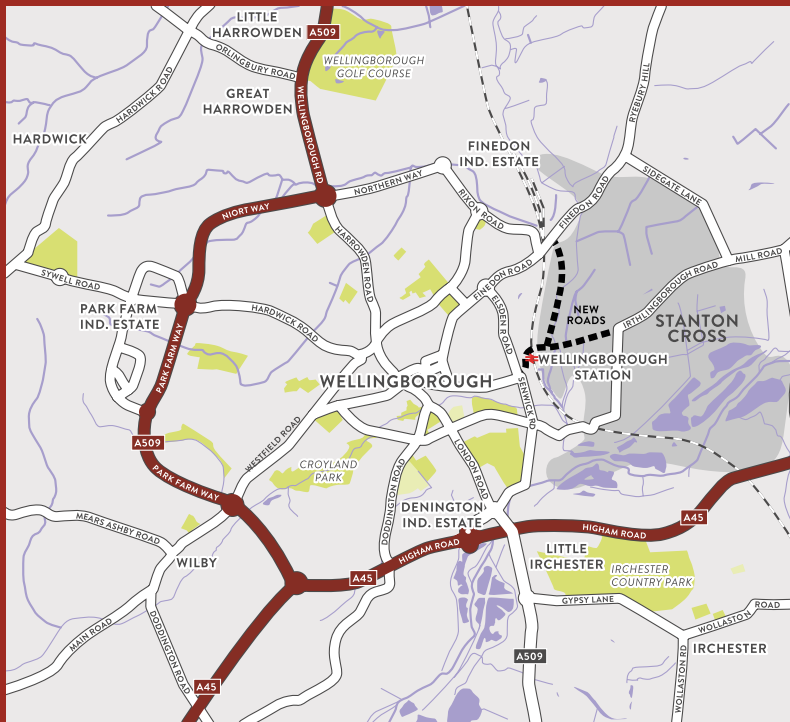
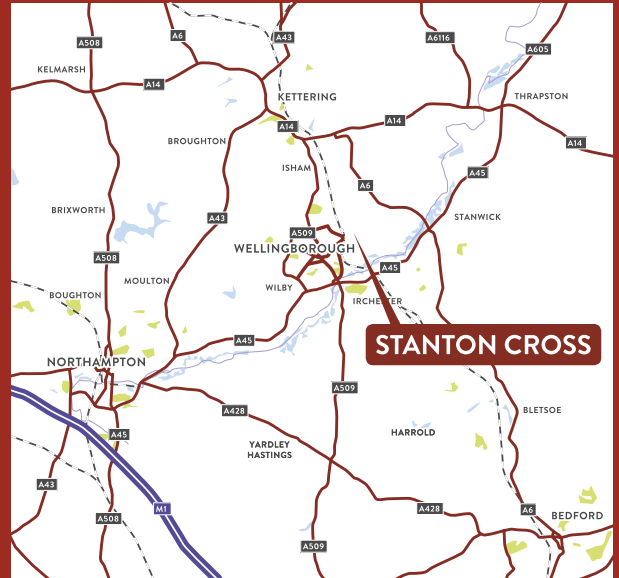
“Station District will be a diverse development with a rich mix of complementary uses concentrated around Wellingborough Station and its new facilities and parking. High quality offices, high density living accommodation, and potentially a hotel will be provided together with places to eat, drink and shop. With the wide open spaces of the Town Park on its doorstep and the attraction of the train station, this area will draw in visitors to sustain a vibrant and prosperous community”.

- > Hotel
- > Offices
- > Café / restaurant



Location

- Located close to key transport links including the A45, A14 and M1 motorways.
- Approximately an hour's drive to Birmingham International and London Luton airports.
- London St Pancras in under an hour with Wellingborough Station connected to Stanton Cross via a brand-new road bridge.



www.stantoncross.co.uk

For further information, please contact the joint agents:

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