

**G**ORELL Barnes, as the only firm of specialist commercial surveyors in East Northants, are pleased to report what must be the most active time for property development, regeneration and expansion of the region in its history.

This must be particularly satisfying coming off the back of possibly the worst property recession of modern times.

The highest profile planning issue has been Rushden Lakes, which is covered elsewhere in this *Business Times* East Northants feature, so I would only comment that this has been a fascinating planning decision (albeit protracted).

The new planning statute delivered by the Coalition Government, the Localism Act, has been borne out and honoured by the Secretary of State, Eric Pickles. The

# A most active time for region

By  
**John Barnes**  
**Gorell Barnes**



Localism Act is meant to be a proactive guide to grant planning permission where consent should generally be

given where the local authority and local interests want the development.

In the case of Rushden Lakes, this was the case with both East Northamptonshire Council and Wellingborough Borough Council being positive about the application, (and the general public, business groups, etc) but more distant authorities being negative.

## Footprint

Other major planning permissions that have been granted recently include a new supermarket (Sainsbury's) for the Cattle Market site in Thrapston, and at Islip Sidings, Thrapston, planning consent has been granted for probably the largest warehouse in the country comprising a footprint over one million square feet, excluding a substantial mezzanine, on a 70-acre site of brownfield land that was formerly Stewarts & Lloyds (Steel) Furnaces and more recently a car storage site (see plan).

Gorell Barnes' client has subsequently pre-let the building to a national retailer and also pre-sold the created investment.

Our client, Mulberry Developments, are currently also building in Irthlingborough

with their residential scheme on Wellingborough Road.

There is a lot of activity in Irthlingborough with proposals being brought forward for substantial mixed-use development at Wellingborough Road and Finedon Road, comprising over 700 houses and employment land; while Davidsons Developments are promoting Nene Business Park adjacent Nene Park, (the former Rushden and Diamonds Stadium) which in itself is receiving proposals for regeneration; and other land that Gorell Barnes are promoting through the planning process.

Back to Thrapston, we are delighted that the first spec development of offices is being undertaken by eDRAW at Top Close, who are developing offices of 2,600 square feet adjacent the veterinary practice fronting Oundle Road at Lake View Business Park.

Strong pre-let interest is being shown, confirming that there is demand for good-quality modern space in this East Northants town and surrounds. This is further confirmed by Gorell Barnes letting Woodford Grange, at Junction 12 off the A14, on behalf of the Drayton Estate to comprise of 2,300 square feet of refurbished, attractive, revitalised, accommodation.

Still in Thrapston, clients of Gorell Barnes are refurbishing the former bicycle shop on the corner of the High Street and Oundle Road to comprise of primarily residential accommodation but also with a ground floor shop.

As a specialist commercial property practice, Gorell Barnes have advised clients on various property matters in East Northants including planning advice for Stanwick land, change of use to bring redundant buildings back into the market in Great Addington and change of use advice in Islip.

## Feasibility

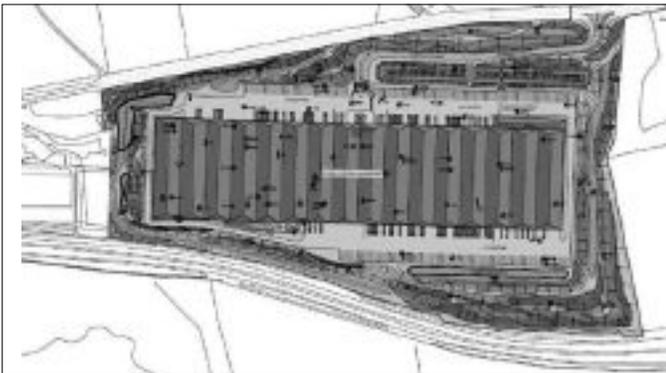
We have also undertaken property development feasibility advice in Midland Road, Thrapston, and change-of-use advice in Raunds, together with disposal advice and valuation in the same town.

We have acquired a public house in East Northamptonshire and provided advice on refurbishment of a property in Rushden High Street.

It is particularly satisfying to see such enormous activity in the locality, with both major development and regeneration really getting under way in East Northants, together with smaller initiatives to support businesses and encourage further inward investment; especially as the national and local market has otherwise been a little subdued through the credit crunch and the recession.

East Northamptonshire is now particularly well placed to come out of the past economic malaise in a much stronger and healthier position.

John Barnes would be pleased to discuss any property matter in greater detail with interested parties and he can be contacted on 01536 330100 or john@gorellbarnes.com



There are plans for what is probably the largest warehouse in the country at Islip Sidings in Thrapston.

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On behalf of the  
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