

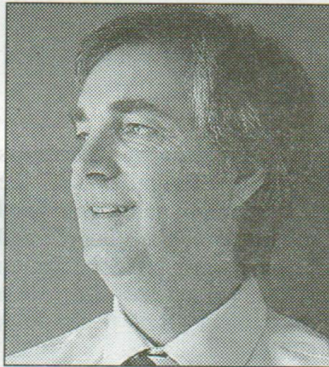
# Attracting investment

**D**ESPITE the relative lack of property development over the recession nationally, apart from there being less demand, funding has prevented development schemes coming forward, but this is now changing.

Furthermore, Northamptonshire continues to attract interest in the locality from developers and investors, and with the banking and funding support now becoming more prevalent, development is back.

As I look out of my office window over to Chelveston to see the new generation of tall windmills being erected, other more traditional development plans are being worked up.

This includes Park Farm in Wellingborough, where we



*By John Barnes  
Gorell Barnes*

are agents for Northamptonshire County Council to dispose of 3.4 acres. Terms are agreed with a developer for a mixed-use scheme which is already funded.

Interest from the commercial and the residential sector is

already being experienced in this scheme. Gorell Barnes believes that this will complement Park Farm Industrial Estate together with the proposed new development by Prologis at Mile Road, where a substantial warehousing development is proposed.

In East Northants, there are various residential land sales progressing in Thrapston, Rushden, Irthlingborough and Higham Ferrers.

In Thrapston, Gorell Barnes has been advising on Top Close, which will comprise a speculative office development amounting to up to 10,000 square feet together with a self-contained light industrial/warehouse unit.

In the same town's High Street, where Sainsbury's has recently got planning consent for a supermarket, Gorell Barnes is advising on the refurbishment and redevelopment of the former cycle shop, which would provide retail units and apartments, thereby regenerating this important corner location of Thrapston.

Also in East Northants, we are advising on a proposed roadside development site on Bedford Road, Rushden. This town has been in the news recently with the planning enquiry for Rushden Lakes, where a decision is expected in January. This will hopefully allow the commencement of substantial leisure and retail accommodation to balance the substantial residential development that has been ongoing in the area over

recent years with employment opportunities.

In Corby, Gorell Barnes is joint agent on Genner Park, where between an acre and 20 acres can be made available to industrial and office occupiers. Three parties are currently expressing interest in this site, which benefits from being close to the retail park and Asda.

The site is owned by Mulberry Developments, who have recently developed the new Tesco facility in Corby and who are also on site in Islip to develop one of the largest warehouses in the country.

In Kettering, Gorell Barnes is selling 6-10 Montagu Street, where planning exists to create a number of shops with residential upper parts in this former department store.

Finally, Gorell Barnes has been favoured with instructions to market undoubtedly the best offices in North Northamptonshire, where already interest is being expressed from leading local companies to expand, together with potentially new employment prospects from businesses outside the area.

Windmills apart, the county is certainly attracting substantial investment in the development sector to compete in the regional and national market.

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*Planning exists to create a number of shops with residential accommodation on the upper floors of this former department store in Kettering.*