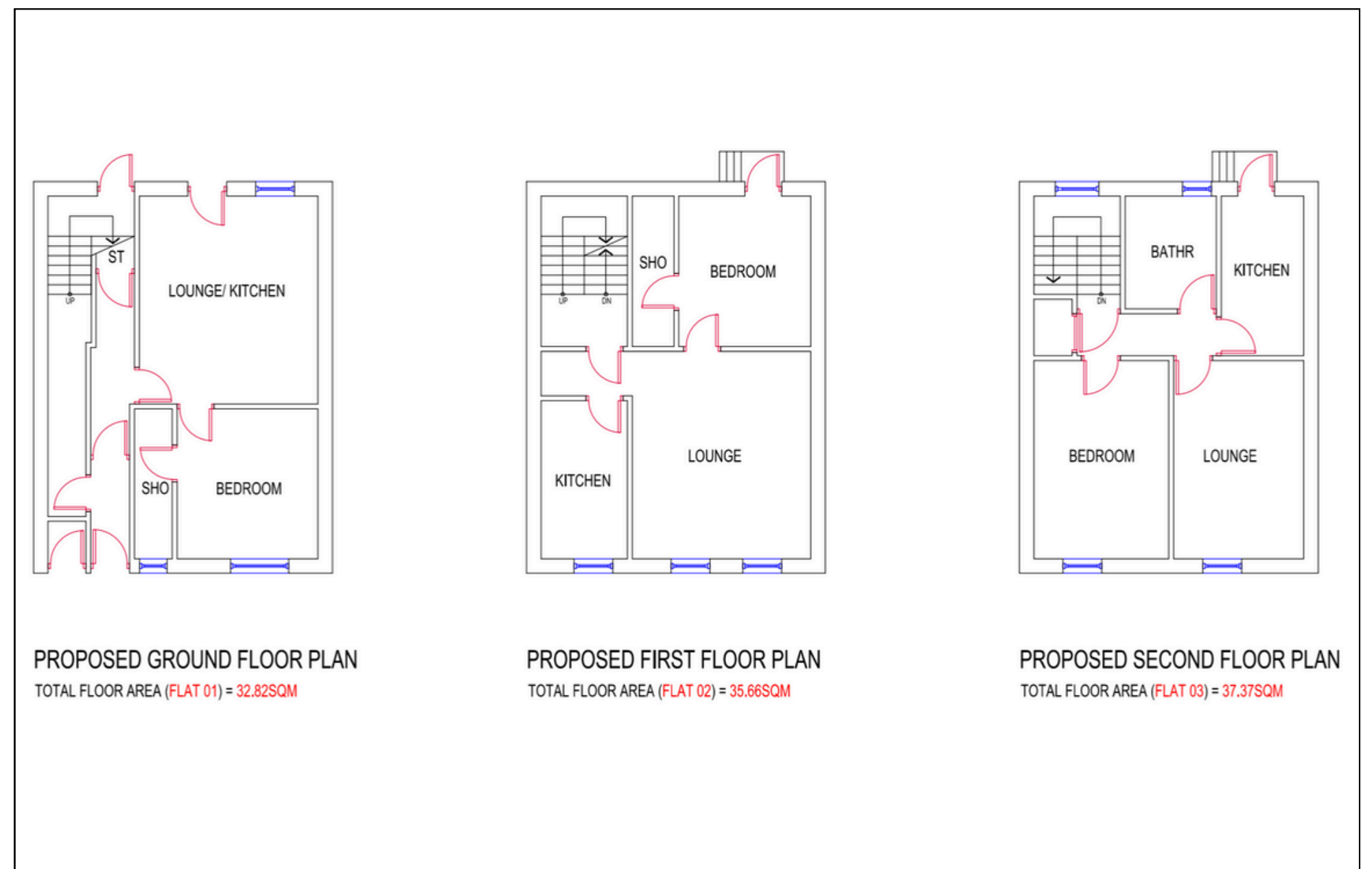




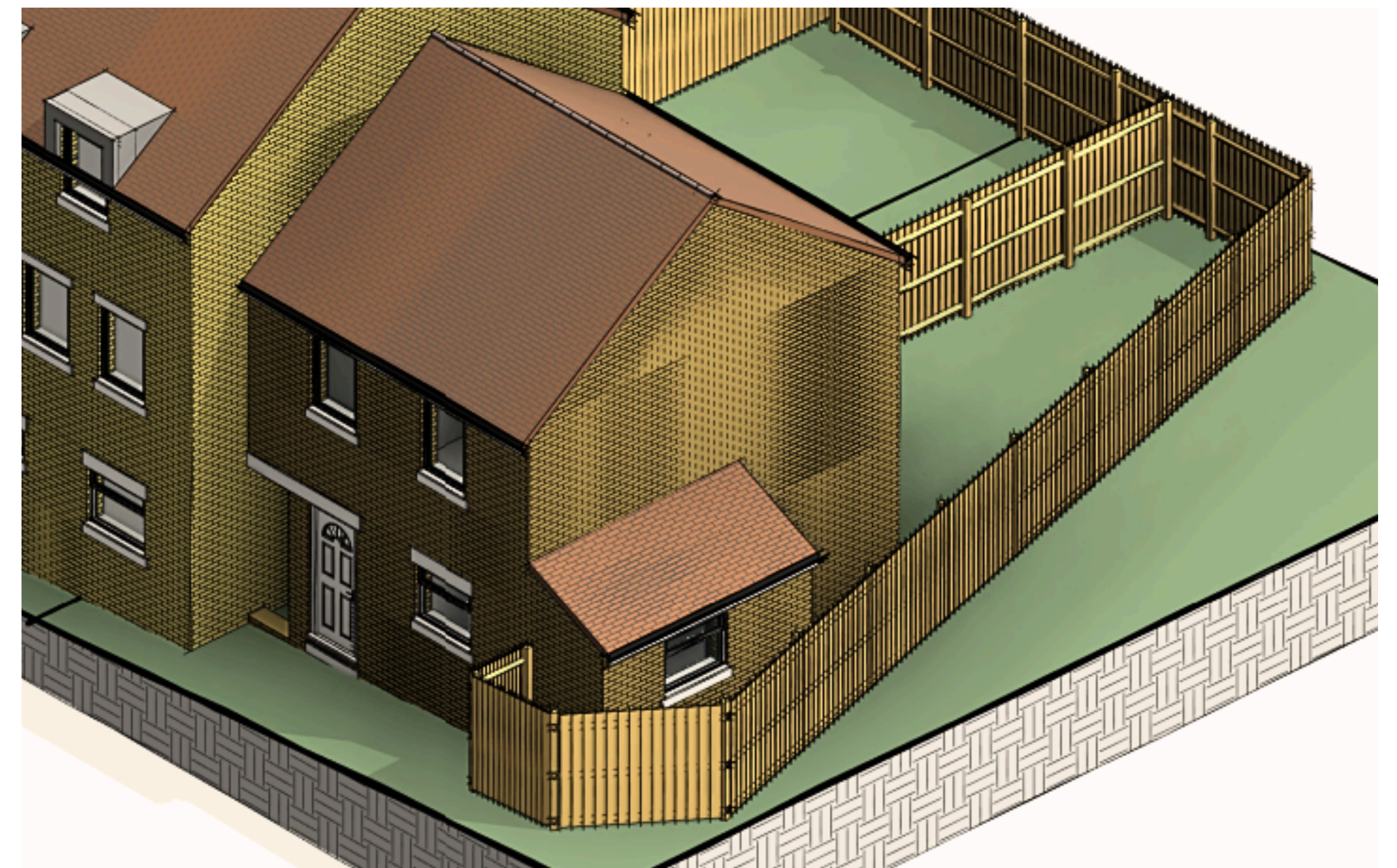
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## Axe Head Road | Northampton | NN4 8TF

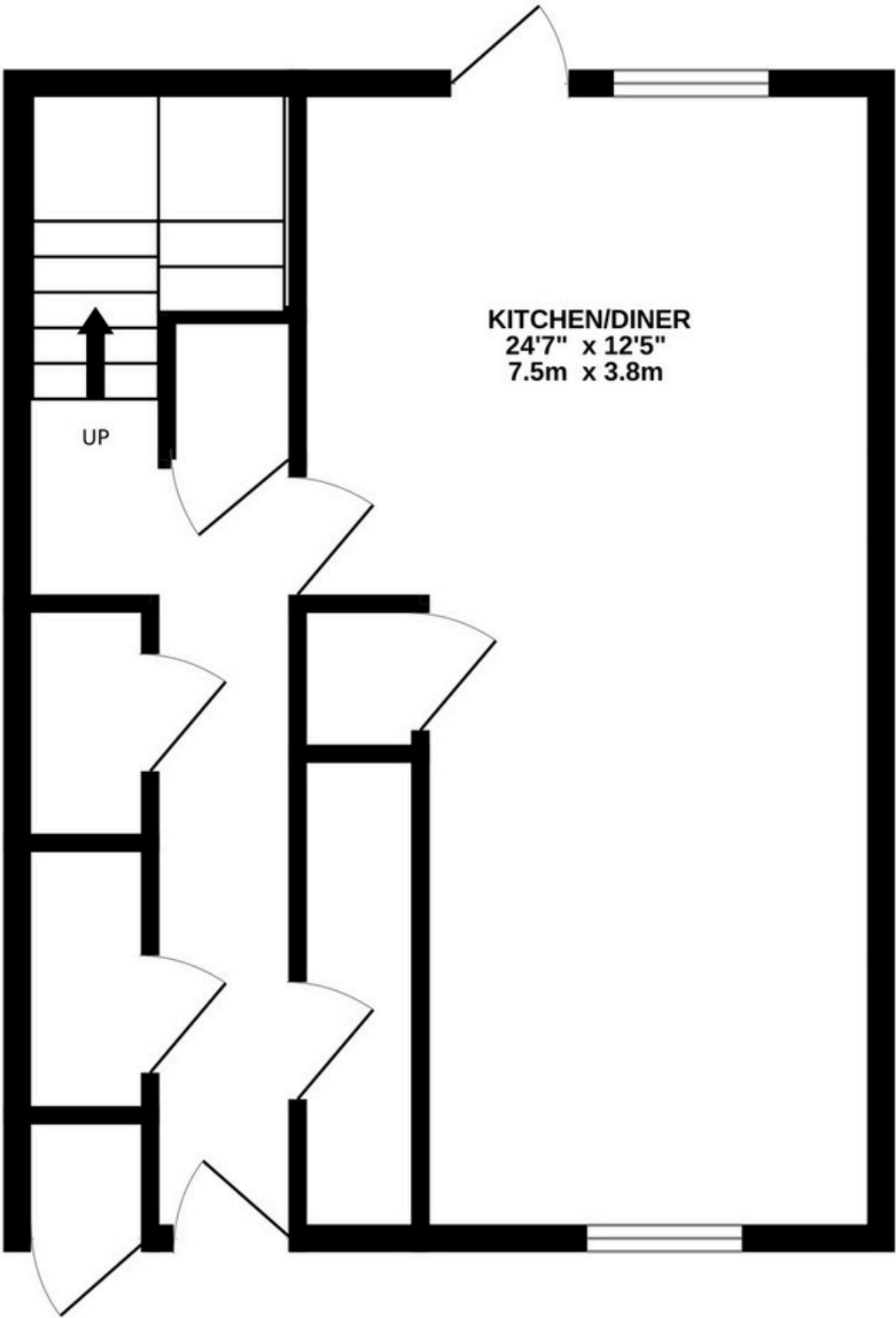
### Offers Over £375,000



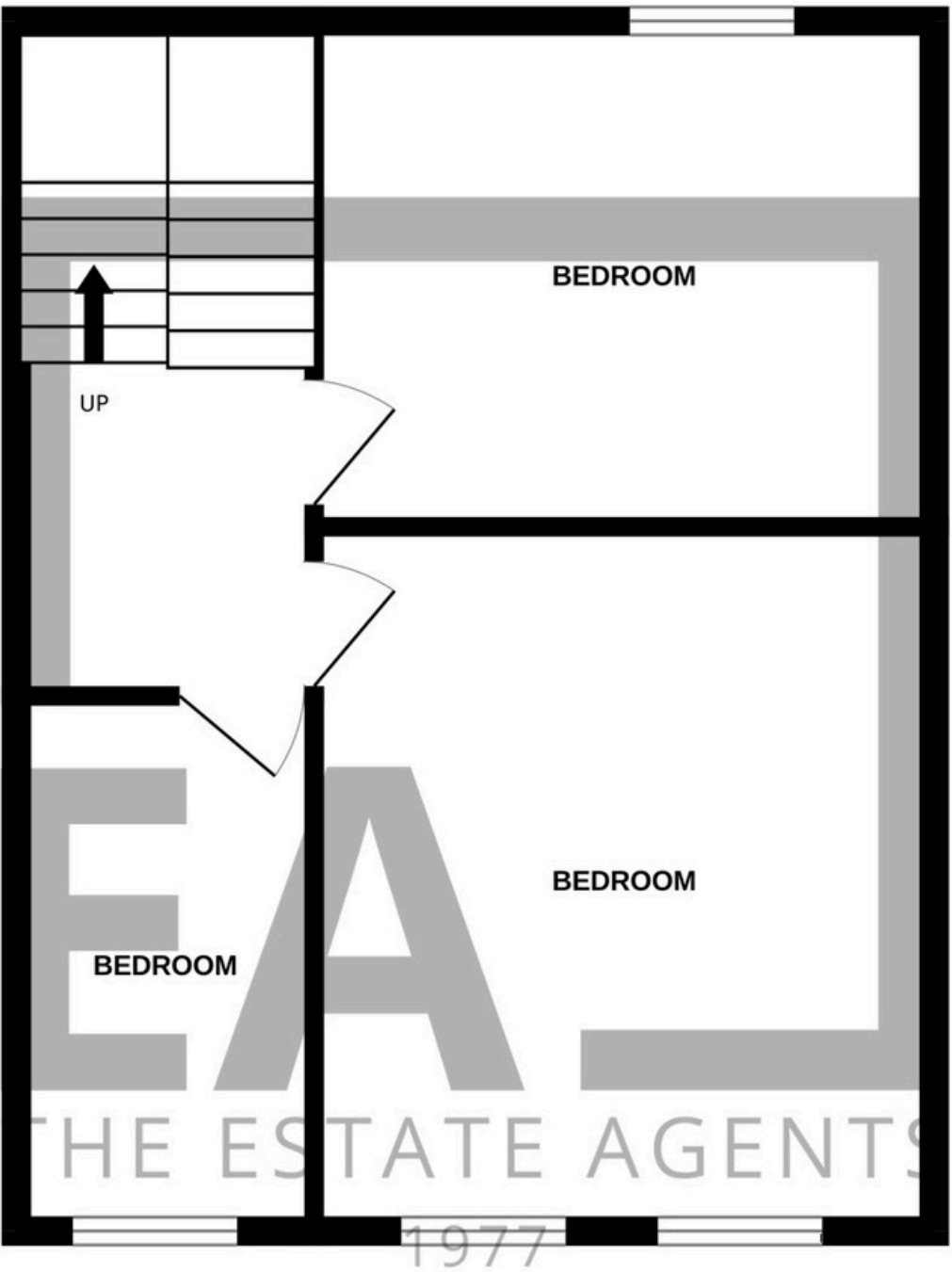


# Existing Floor Plans

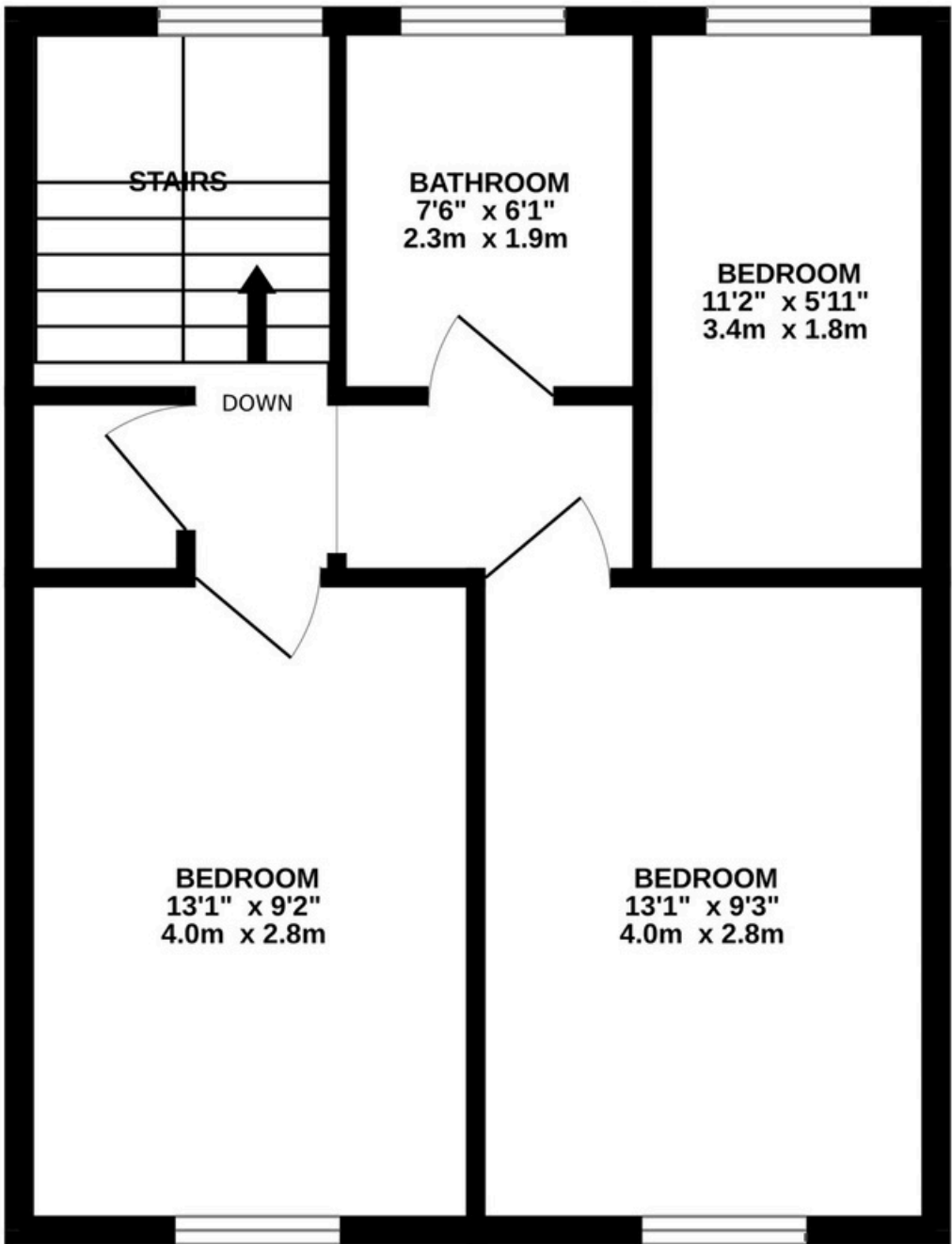
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



FIRST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



SECOND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property Description

- Development Opportunity
- 40 Axe Head Road: A spacious three-storey house with planning permission to convert into 3 x 1-bedroom flats. This existing structure presents an excellent opportunity for developers looking to maximize rental yield or capital growth through conversion
- 40A Axe Head Road: A plot of land adjacent to 40, held under a separate title. Planning permission (Ref: 2024/1268/FULL) has already been approved for a new attached dwelling, providing a flexible development option. Additionally, there is the potential to secure further planning approval for two 1-bedroom flats, offering a more diversified rental portfolio or a higher sale value
- Potential Rental Income: £4,250-£4,750 per month across both properties
- Potential Gross Development Value (GDV): £610,000, making this a high-value opportunity for those looking to invest in a property with multiple income streams and long-term growth potential
- This project presents a rare chance to develop two separate properties with flexible planning options, all while capitalising on a sought-after location



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