



Exciting premium residential development opportunity in Northampton

Residential Development (Phase 3)

- * 6.42 hectares/15.88 acres
- * Outline planning consent
- * Up to 234 residential units
- * 17% (39) affordable homes
- * Excellent communications
- * London 62 minutes by train

NORWOOD

FARM

THE OFFER

Phase 3

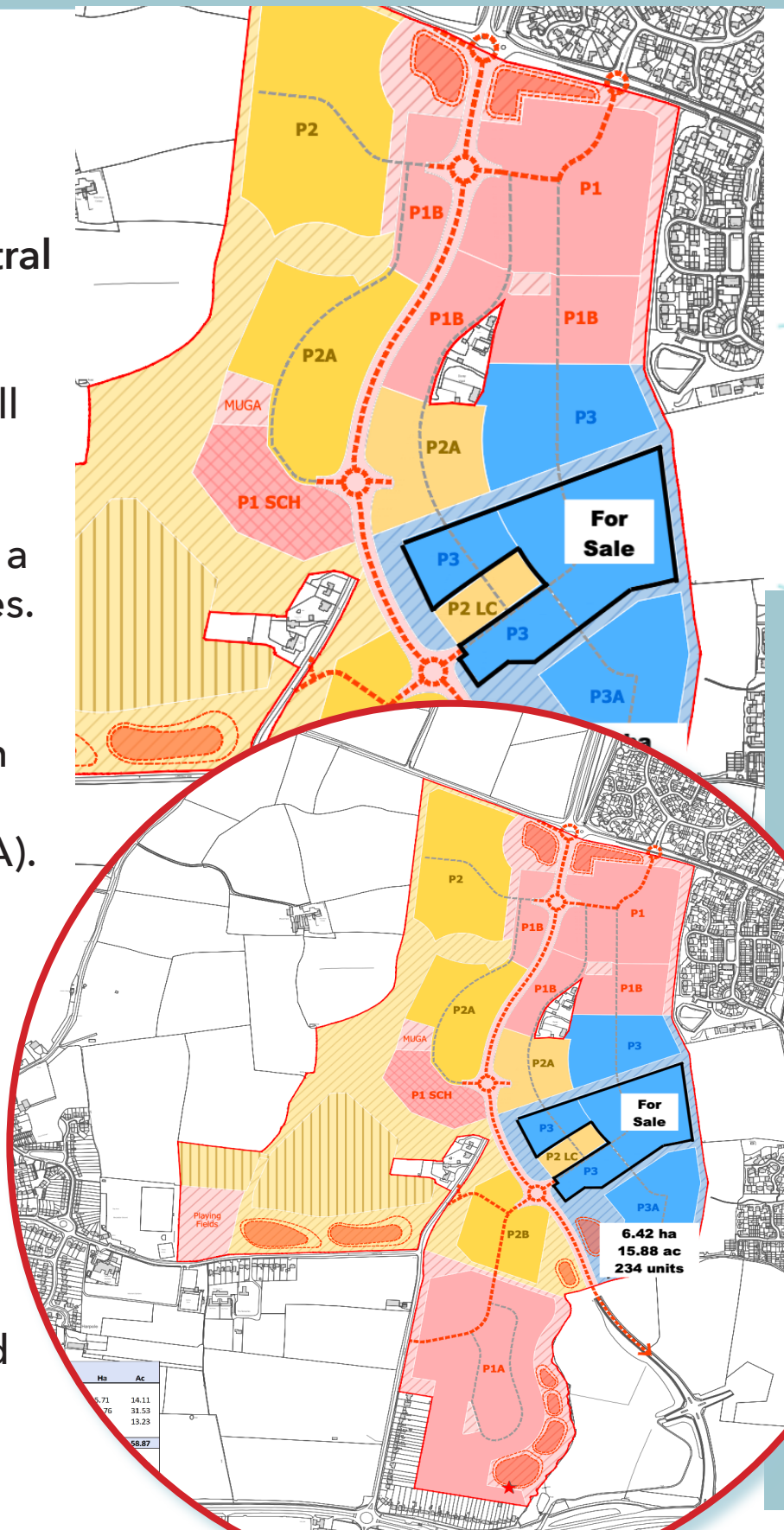
Norwood Farm is a prime residential development, situated 4.8km west of central Northampton.

The 105-hectare scheme will comprise 1900 residential units, a new school, public parks and open spaces and a range of community facilities.

Outline consent has been granted subject to a Section 106 agreement (planning reference: S/2026/1324/EIA).

Phase 3 offers developers and housebuilders excellent opportunities to create up to 234 high quality homes, in a desirable location.

17% of the new homes (up to 39 units) will be allocated for affordable housing.



NORWOOD

FARM

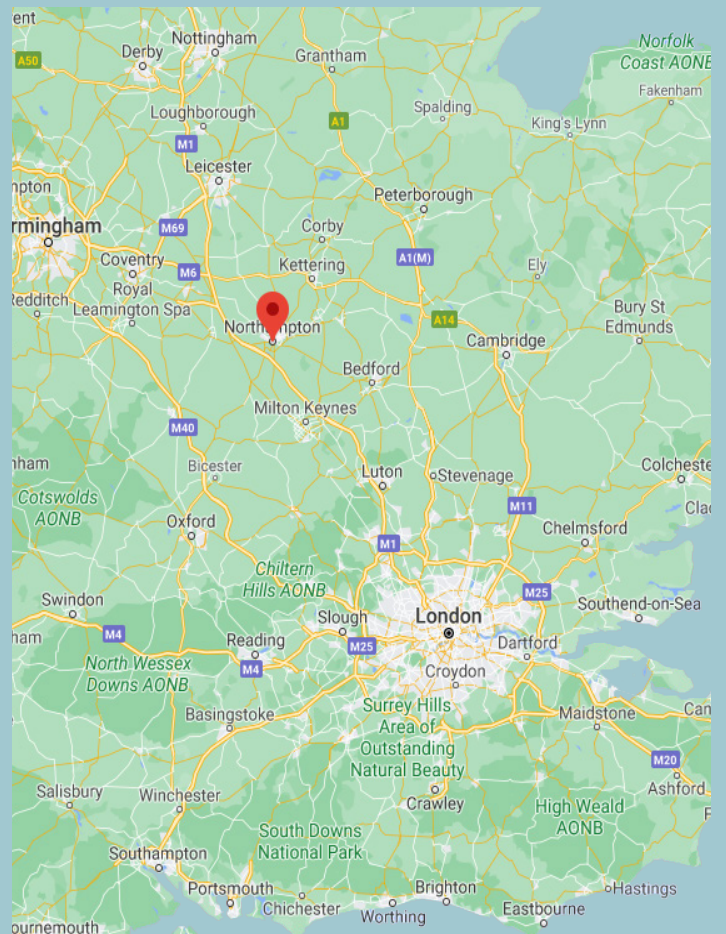
LOCATION



The development at Norwood Farm is well connected, with close proximity to the M1 and mainline rail stations.

Central London is 68 miles south of Northampton, which is just 62 minutes away by train and 1 hour 40 by car.

Northampton, the shoe-making centre of the UK, is a thriving town, with low unemployment and home to an increasing number of international companies.



NORWOOD

FARM

CONTACT DETAILS

We are seeking interest from housebuilders and developers looking to invest in a sought-after residential development.

Deadline for initial bids: 12pm on Friday 12 December 2025.

Submissions and all enquiries should be directed to: Kevin Hopkinson at Commercial Property Real Estates or Jamie Gibbins at Barwood Land.



T: 0333 772 9087

E: enquiries@cpreuk.com

BARWOOD
LAND

E: jamie.gibbins@barwoodland.co.uk

A DEVELOPMENT BY

BARWOOD
LAND



SUBJECT TO CONTRACT

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Commercial Property Real Estates in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Commercial Property Real Estates nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Commercial Property Real Estates, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Commercial Property Real Estates may be required to establish the identity and source of funds of all parties to property transactions.

6. Personal Data: To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at: www.cpreuk.com.

Particulars dated July 2025.