



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

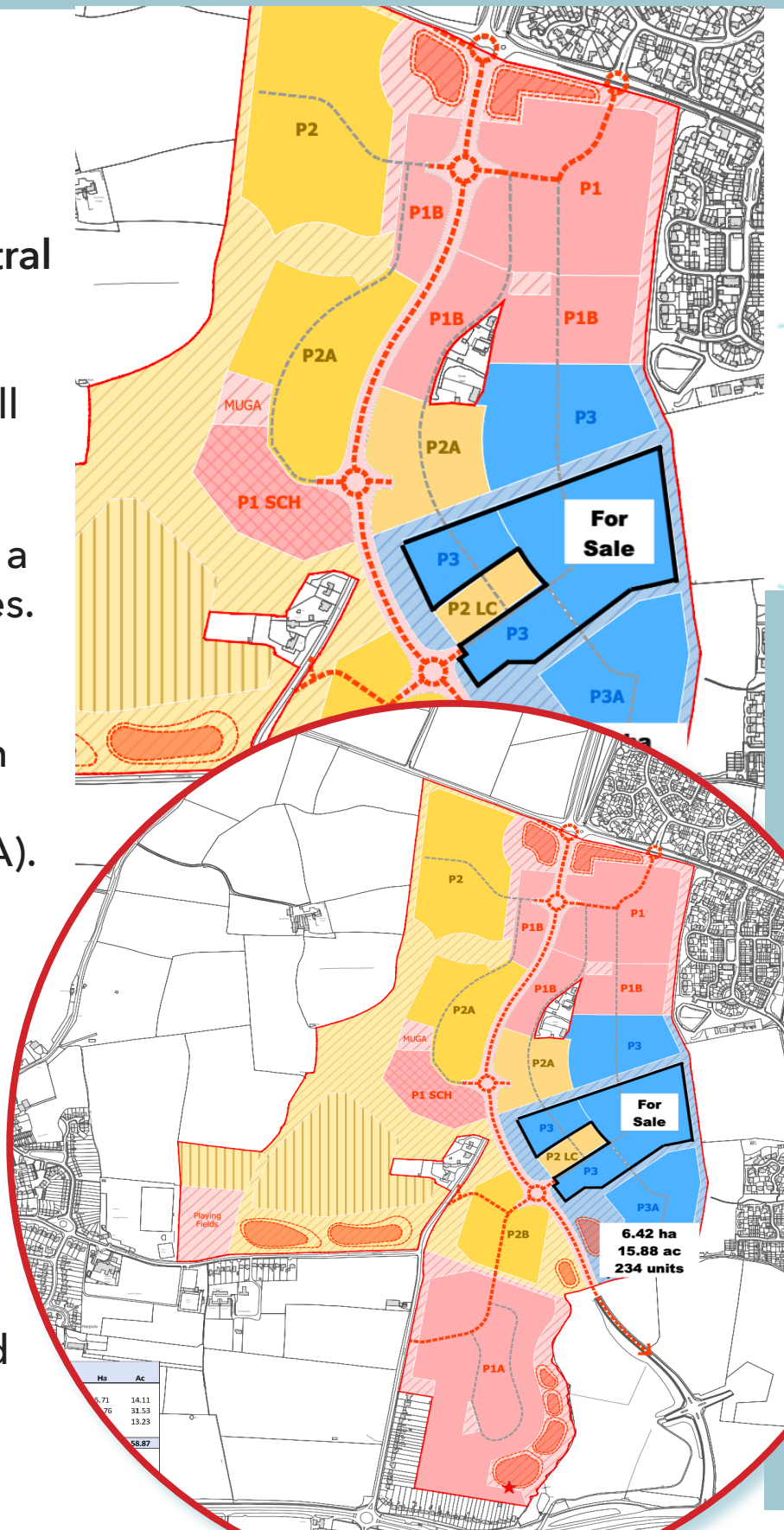
Norwood Farm is a prime residential development, situated 4.8km west of central Northampton.

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

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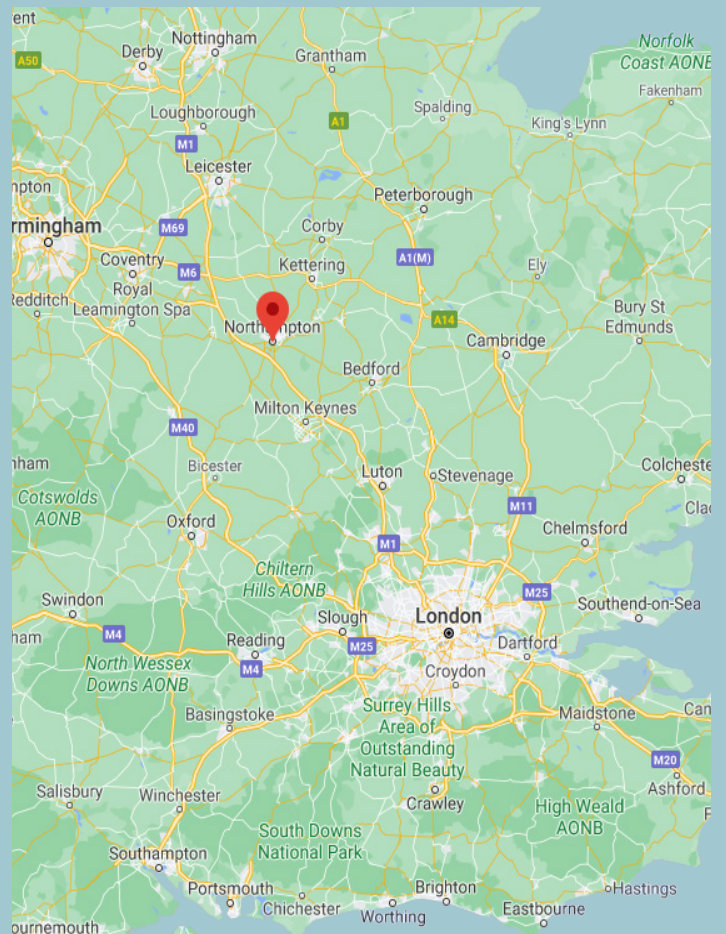
LOCATION



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

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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.



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