

3.61 ACRES

The ACV Land

WHERE IS THE VISION?

Say NO to a warehouse & YES to a say in Northampton Town FC's future

Why Not Northampton?

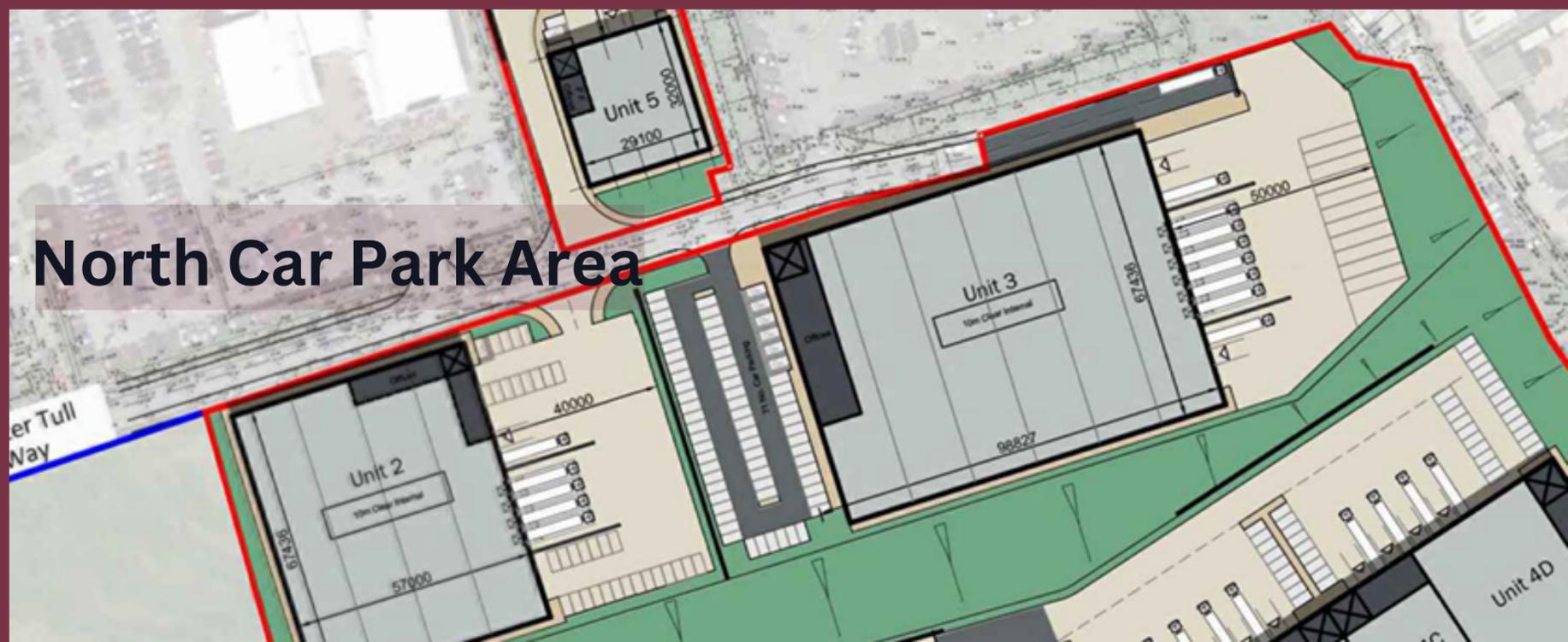
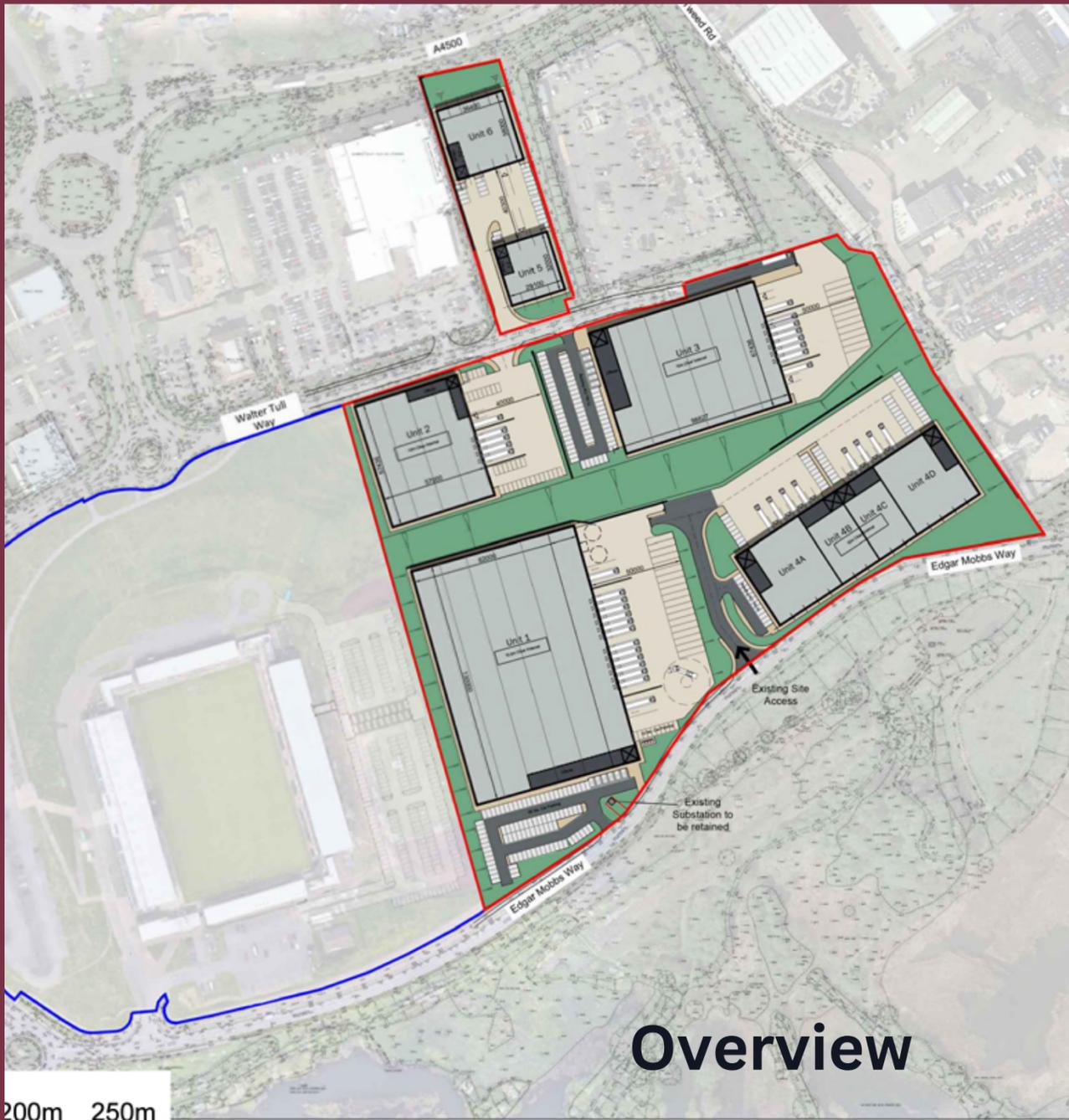
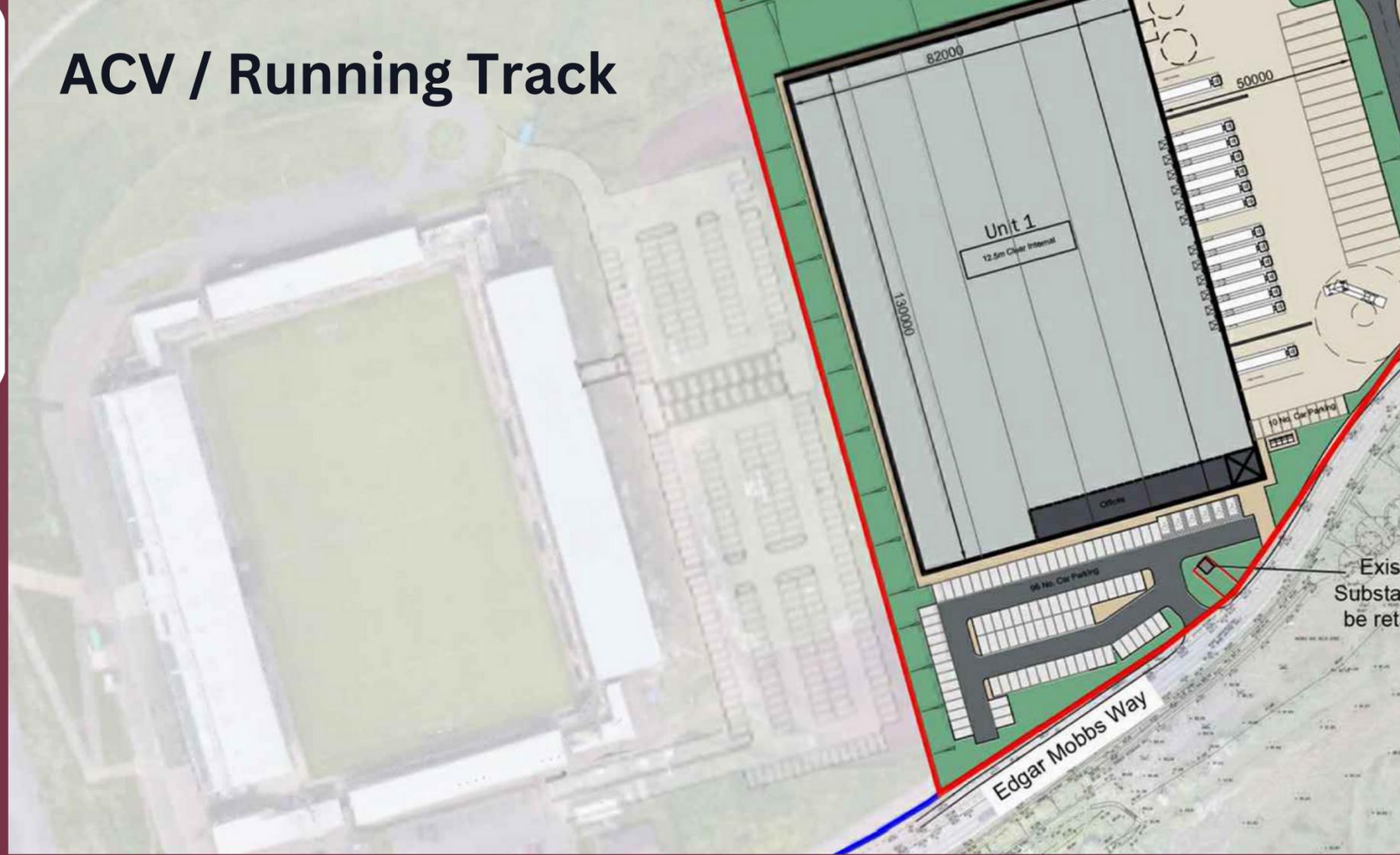


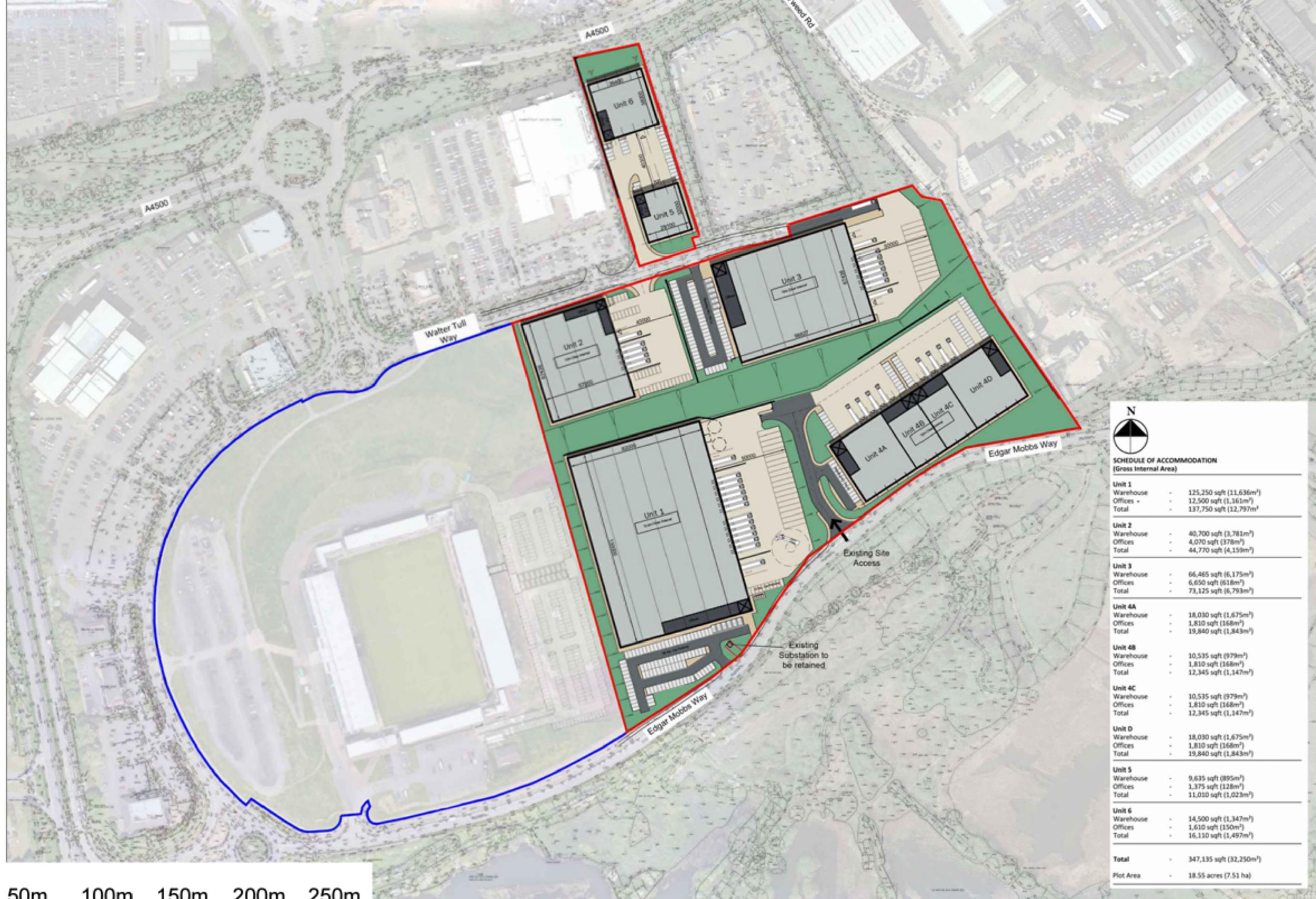
Discovered on WNC planning portal...

Unannounced to supporters, a request in relation to a survey requirement question shows:

Owners plan 9 warehouses for the land including building on over half the running track ACV land

ACV / Running Track





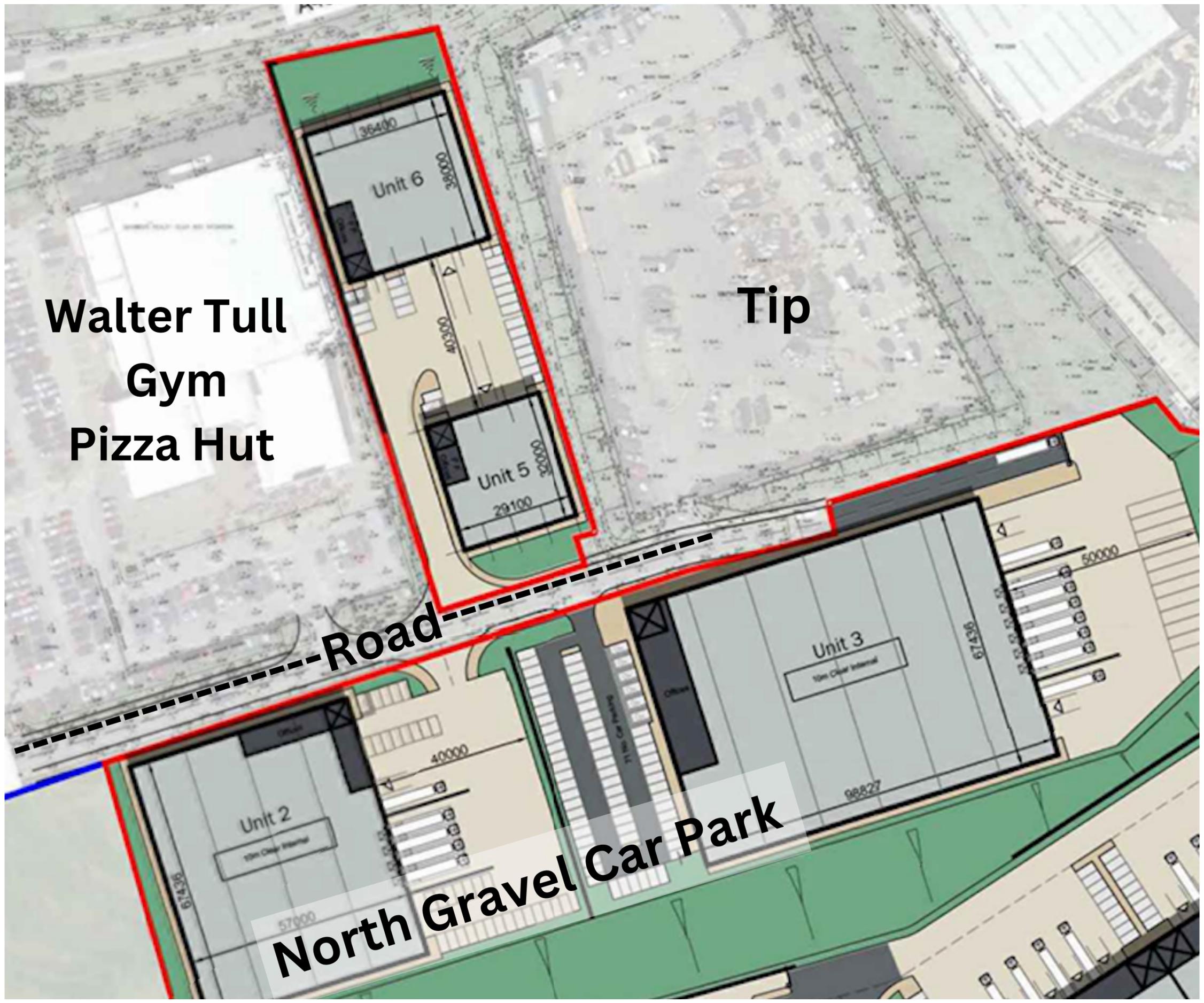
N


SCHEDULE OF ACCOMMODATION
 (Gross Internal Area)

Unit 1	
Warehouse	- 125,250 sqft (11,636m ²)
Offices	- 12,500 sqft (1,161m ²)
Total	- 137,750 sqft (12,797m²)
Unit 2	
Warehouse	- 40,700 sqft (3,781m ²)
Offices	- 4,070 sqft (378m ²)
Total	- 44,770 sqft (4,159m²)
Unit 3	
Warehouse	- 66,465 sqft (6,175m ²)
Offices	- 6,650 sqft (618m ²)
Total	- 73,125 sqft (6,793m²)
Unit 4A	
Warehouse	- 18,030 sqft (1,675m ²)
Offices	- 1,810 sqft (168m ²)
Total	- 19,840 sqft (1,843m²)
Unit 4B	
Warehouse	- 10,535 sqft (979m ²)
Offices	- 1,810 sqft (168m ²)
Total	- 12,345 sqft (1,147m²)
Unit 4C	
Warehouse	- 10,535 sqft (979m ²)
Offices	- 1,810 sqft (168m ²)
Total	- 12,345 sqft (1,147m²)
Unit D	
Warehouse	- 18,030 sqft (1,675m ²)
Offices	- 1,810 sqft (168m ²)
Total	- 19,840 sqft (1,843m²)
Unit 5	
Warehouse	- 9,635 sqft (895m ²)
Offices	- 1,375 sqft (128m ²)
Total	- 11,010 sqft (1,023m²)
Unit 6	
Warehouse	- 14,500 sqft (1,347m ²)
Offices	- 1,610 sqft (150m ²)
Total	- 16,110 sqft (1,497m²)
Total	- 347,135 sqft (32,250m²)
Plot Area	- 18.55 acres (7.51 ha)

0m 50m 100m 150m 200m 250m





**Walter Tull
Gym
Pizza Hut**

Tip

Road

North Gravel Car Park

Wasteland



Edgar Mobbs Way



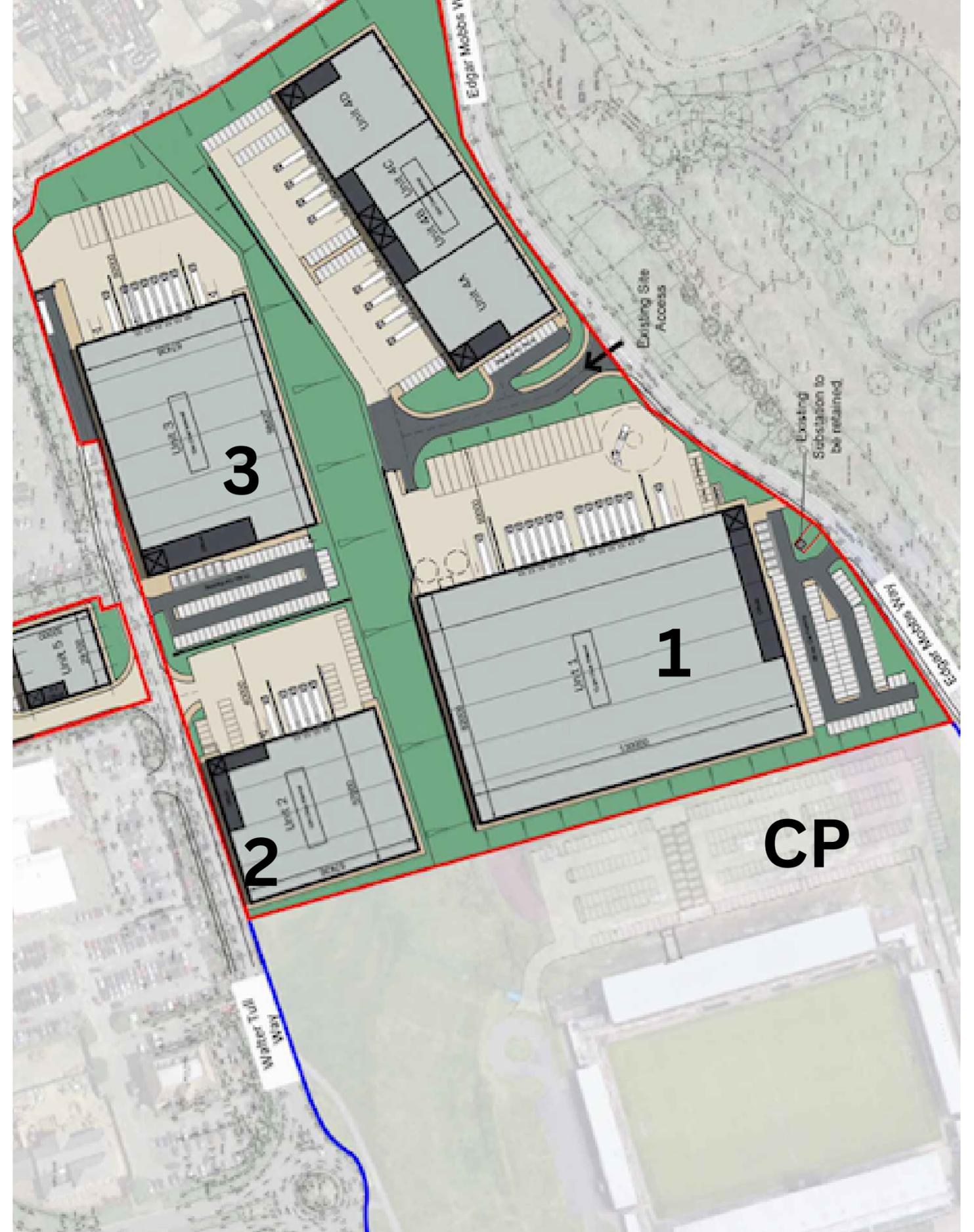
(CP) Approx. 40m of Car Parking behind the East stand

(Unit 1) Then 143,000 sqft warehouse over much of the running track ACV

(Unit 2) 44,770 sqft warehouse on North Gravel Car Park

(Unit 3) 76,125 sqft warehouse on North Gravel Car Park

(*) Road Access For Units 1 / 4a 4b 4c





SCHEDULE OF ACCOMMODATION
(Gross Internal Area)

Unit 1		
Warehouse	-	125,250 sqft (11,636m ²)
Offices	-	12,500 sqft (1,161m ²)
Total	-	137,750 sqft (12,797m ²)
Unit 2		
Warehouse	-	40,700 sqft (3,781m ²)
Offices	-	4,070 sqft (378m ²)
Total	-	44,770 sqft (4,159m ²)
Unit 3		
Warehouse	-	66,465 sqft (6,175m ²)
Offices	-	6,650 sqft (618m ²)
Total	-	73,125 sqft (6,793m ²)
Unit 4A		
Warehouse	-	18,030 sqft (1,675m ²)
Offices	-	1,810 sqft (168m ²)
Total	-	19,840 sqft (1,843m ²)
Unit 4B		
Warehouse	-	10,535 sqft (979m ²)
Offices	-	1,810 sqft (168m ²)
Total	-	12,345 sqft (1,147m ²)
Unit 4C		
Warehouse	-	10,535 sqft (979m ²)
Offices	-	1,810 sqft (168m ²)
Total	-	12,345 sqft (1,147m ²)
Unit D		
Warehouse	-	18,030 sqft (1,675m ²)
Offices	-	1,810 sqft (168m ²)
Total	-	19,840 sqft (1,843m ²)
Unit 5		
Warehouse	-	9,635 sqft (895m ²)
Offices	-	1,375 sqft (128m ²)
Total	-	11,010 sqft (1,023m ²)
Unit 6		
Warehouse	-	14,500 sqft (1,347m ²)
Offices	-	1,610 sqft (150m ²)
Total	-	16,110 sqft (1,497m ²)
Total		
	-	347,135 sqft (32,250m ²)
Plot Area	-	18.55 acres (7.51 ha)

NTFC Supporters Trust Chairman

2018 - Current

ANDY ROBERTS



“The Trust’s position has remained consistent since we began the process of securing the Asset of Community Value on the old athletics track land six years ago.

“The club got burned by the missing millions scandal and, in the intervening years, the Trust’s board has remained determined that the club should never be exposed in that way again.

“The club chairman argues that the old athletics track land has been derelict and overgrown during the club’s present ownership so it can no longer be termed a community asset.

“But it has been allowed to get into that condition on his watch and opportunities to earn an income from the land appear not to have been considered or, at best, dismissed out of hand.

“When Sixfields stadium was opened in 1994 it was heralded as a community stadium for the benefit of the town’s sports clubs and the local community.

“That message has been lost and it needs to be broadcast once more, loud and clear, if the town’s proud sporting heritage is not to be compromised.

“We require forward thinking, vision and a commitment from both the club and council. We are not seeing this. Bring forward an imaginative plan for the historic community land which will allow the football club and local sport in general to breathe and thrive.

“An enabling development in the name of the football club has to enable something for the football club beyond the repayment of debt to the owners which in itself is not guaranteed.

“The debt repayment is taken on trust, as is the completion of the East Stand which remains subject to an unacceptable ‘get out’ clause. No land, no stand and a football club still burdened by debt remains a distinct possibility.

“A legally-binding guarantee is urgently needed to ensure that Northampton Town FC will be protected and not sold down the river.”

What we are seeking

A bolder vision... this deal is being sought in the name of the football club, The club has failed to publish even any provisional figures.

A clear and unequivocal legal guarantee, provided by the present owners, that they will complete the East Stand as part of any land acquisition– as they said they would do when they took over in 2015.

A final contract which secures all the land behind the East Stand for NTFC, no strings attached.

A cost analysis of the completion of the East Stand – now thought to be in the region of £5-£6 million – and a summary of how that will impact NTFC's financial position.

The consequent removal of a draft contractual clause which allows the council to buy back this parcel of land after five years if the stand is not completed to their satisfaction during this time. The obligation should rest with the owners, not the football club, since the promise that the stand would be completed by them from their own resources was integral to the deal that allowed them to acquire our club in 2015.



WHAT COULD BE DONE HERE?

WITH 18 OTHER ACRES, DO WE REALLY NEED A MASSIVE WAREHOUSE ON
OUR ACV LAND?

OVER THE NEXT FEW PAGES WE LOOK AT SOME OPTIONS THAT AT LEAST SHOULD BE
CONSIDERED AND DISCUSSED

The Fans' Village

WHY NOT NORTHAMPTON?

Tranmere Rovers fan park will consist of almost 12,000 sq ft of event space, including a 3,875 sqft tented area by their stadium. The £1.7m project was part funded by £1.15m from German Kraft Brewery company

Much needed pre & post match facilities for supporters to come together, celebrate, drown our sorrows (match dependent !) and importantly spend our money at the football club rather than at other businesses around the area, which provides no benefit to NTFC.



Tranmere



Middlesbrough



Sunderland

Box Parks

INCOME PRODUCING, COMMUNITY SERVING

WHY NOT NORTHAMPTON?



Outdoor Dining

Increase the number of options for fans on match-day and 7 days per week including Saints games too



All Together

From small individual units to integrated centres, box parks offer a variety of flexible uses and options



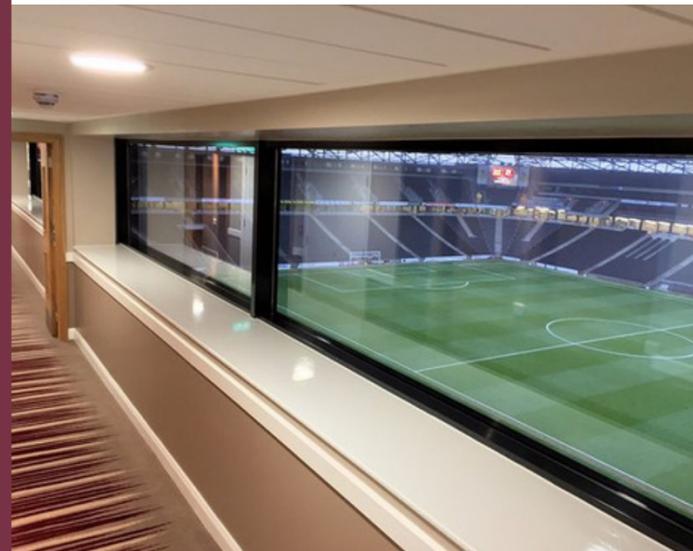
More Choice

Containers can come in all shapes, sizes and finishing options. Their uses include food, drink, office, storage, retail and more.



NORWICH

MK DONS



BLACKPOOL



Hotel Partnerships

Increasing the size of the East not only adds much needed additional capacity, it opens up the possibility of adding an hotel into the stand. It's been done, very successfully at other League clubs.

WHY NOT NORTHAMPTON?

Land Deal Questions...

What future investment benefit goes to and STAYS with, the football club?

There appears to be no remediation work being carried out. Has the club reached an agreement with WNC for them not to invoke the clause in the Main Site Lease that would result in the termination of that lease?

What amount or percentage of income will go to and be retained by the club?

Why is the East stand build estimates now almost £6m?

What are your plans for car parking following the loss of the North Gravel Car Parks to warehousing?

Have the club done a deal with Buckingham Group and if so, what are the details?

How much of your debt (£6.1m as per March 2022) do you intend to reclaim and when exactly?

If your land bid is successful today, what are the timeframes for actual work to start on the East stand?

Why do you need to build a warehouse on much of the ACV running track land, when you have 17 other acres to build on?

Can you confirm that the club will not own any warehouses and no rental income will therefore go to the club?



PROTECT OUR LAND

Leave the running track for OUR future

As everyone knows, land is precious, once it's gone, it's gone for generations. If we are only left with a small car park we lose the opportunity for income in the short term. Long term, who knows? Millwall have recently announced plans to increase their capacity to 30 000+ along with other developments.

Having that space means we could build a 10,000 capacity **stand** if we needed it, just like Millwall plan to and Fulham have.

In recent years we have played Brighton, Bournemouth & Brentford.

We need to keep our options open, who knows what the future will bring

WHY NOT NORTHAMPTON? SOMEDAY

Join The Trust Today

<https://www.ntfctrust.co.uk/join-us>

THANK YOU FOR READING

Please Give Us Your Feedback & Thoughts



ntfctrust1992@gmail.com



[@ntfcsupporterstrust](https://www.facebook.com/ntfcsupporterstrust)



[@ntfc_trust](https://twitter.com/ntfc_trust)

ntfctrust.co.uk

