

1.92 Acre Development Site

For Sale



Former Henley Centre, Saunders Close, Kettering,
Northamptonshire
NN16 0AU



Former Henley Centre

Saunders Close, Kettering, Northamptonshire, NN16 OAU



Agreement

For Sale



Detail

Development Site



Price

Offers in excess of
£750,000



Size

21,399 sq ft
on a
1.92 acres site



Location

Kettering
NN16 OAU



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Senior Surveyor

T: 01536 483400

M: 07814 739051

E: amanda.lawrence@eddisons.com



Mathew Brandon

AssocRICS

Senior Associate

T: 01234 639442

M: 07584 473769

E: Mathew.Brandon@fishergerman.co.uk

Property

Former social and care buildings on approximate 1.92 acre site. Development Opportunity including Residential, Care, Commercial and Community Uses subject to planning being approved.

The property comprises a secure gated site measuring approximately 1.92 acres, accessed via a tarmac surfaced roadway and accommodating several existing buildings extending to approximately 18,143 sq ft.

Owing to the condition of the existing improvements, it is recommended that the buildings be demolished to facilitate comprehensive redevelopment of the site, subject to the necessary consents.

Bounded by established residential neighbourhoods, commercial occupiers and an adjoining public park, the site occupies a highly accessible and sustainable location. The site has potential for a range of alternative uses, including development, subject to planning permission.

Accommodation

The accommodation table below related to the layout illustrated on the site plan contained on page 6.

Description	Sq Ft	Sq M
A1	3,256	302
A2	10,000	929
B1	961	89
B2	7,068	657
D2	114	11
Total	21,399	1,988

Guide Price

The site is available to purchase at an asking price of offers in excess of £750,000 exclusive of VAT.

Tenure

Freehold.

Background

The Former Henley Centre, located on Saunders Close, Kettering, was historically used as a specialist facility providing day services, education, training and support for children and adults with learning disabilities and severe disabilities. The site operated for many decades as an important community resource serving the local area.

The original buildings were constructed in the early 1960's, with reports indicating the centre was built in 1961. Initially operating as a residential and support facility, the site was subsequently re purposed in 1974 to accommodate social services functions, including office accommodation, a resource centre and associated parking.

More recently, the property was occupied by North Northamptonshire County Council's Adult Services department and was used as a day centre for adults with severe disabilities alongside administrative offices. However, significant building issues, ultimately led to the closure of the facility and the site becoming vacant.

The existing buildings have been deemed unsuitable for continued occupation and demolition has been approved to facilitate future redevelopment for the site.

Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers

must satisfy themselves as to the state and condition of such items. service providers.

Town & Country Planning

The current permitted use of the site falls within use class E of the Town and County planning order updated from 1st September 2020.

VAT

Unless otherwise stated, all prices and quoted are exclusively of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The site lies at the bottom of Saunders Close in Kettering which in itself is a cul-de-sac being accessed off George Street. The site benefits from being within close walking distance of Kettering town centre which lies just a few minutes to the east of the site.

Kettering train station is 0.4 miles from the property being approximately a 10 minute walk.

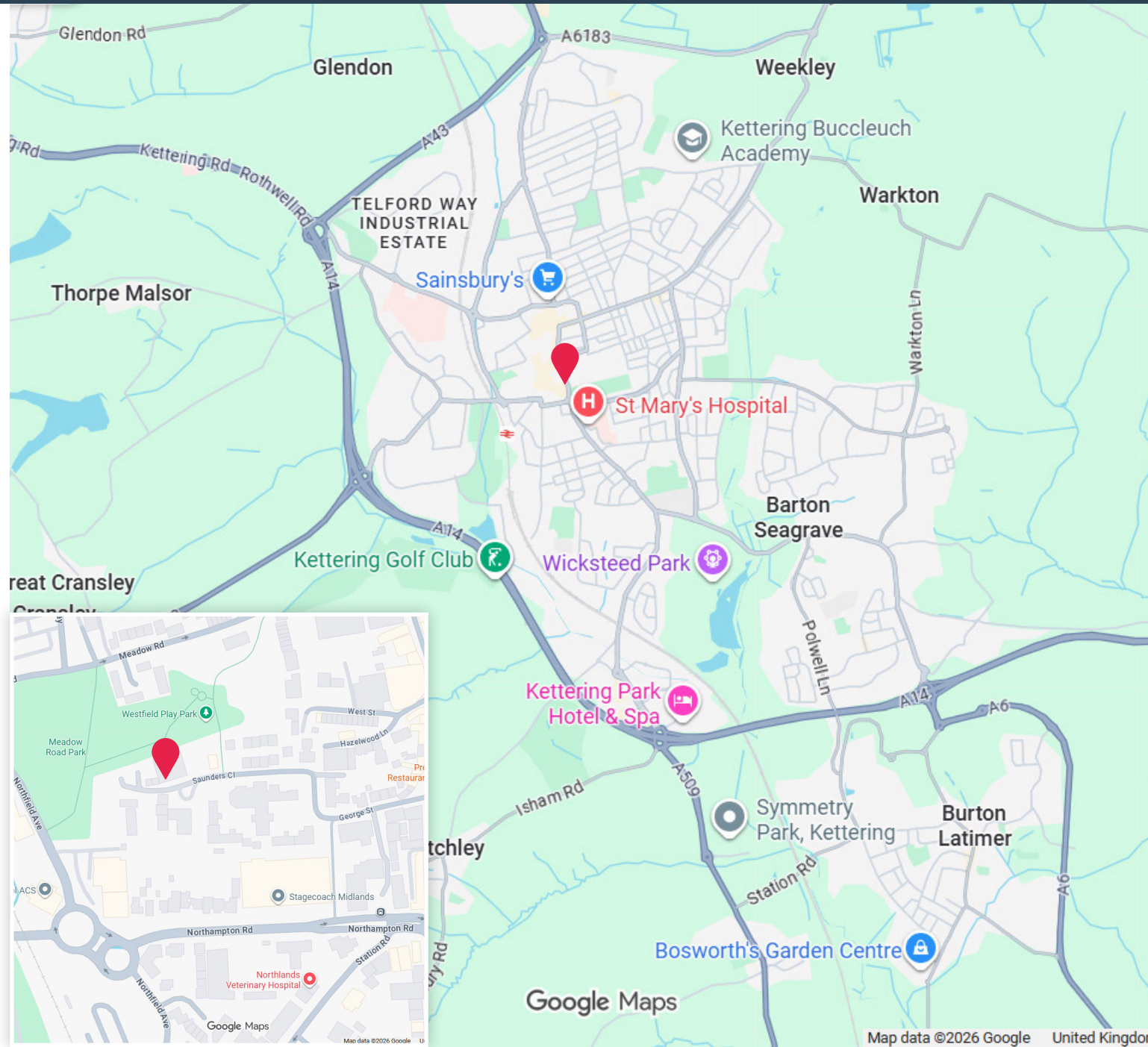
The surrounding area comprises established sheltered housing and community facilities with all the amenities within Kettering town centre being just a short walk away.

Kettering is one of the major towns in North Northamptonshire accessed primarily by the A14, A6 and A43. The mainline train station offers trains to London St Pancras International with a journey time of just under one hour with regular services.

Kettering has a population of approximately 63,150.



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AREA	SITE	AREA
GSA	K0102A	0.692 ha
DSA	K0102A	0.425 ha
USA	K0102A	0.267 ha

This drawing is for reference only
For accurate information on boundaries,
please refer to the County Terrier.

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HENLEY CENTRE
8 96 SAUNDERS CLOSE
KETTERING

I:1250

FEB 2021

DWM

SITE PLAN

K0102A

