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Former Henley Centre

Kettering





Welcome to

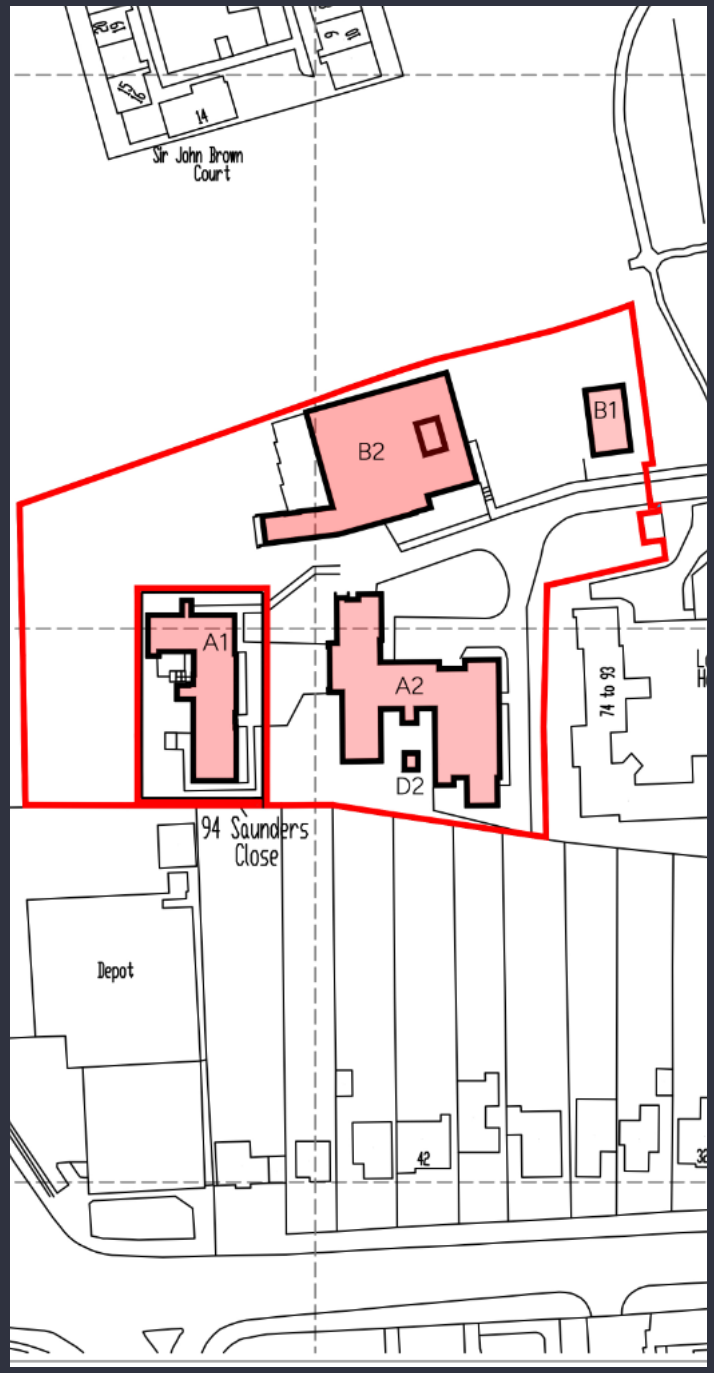
Former Henley Centre

Saunders Close, Kettering, Northamptonshire, NN16 0AU

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.

21,399 sq ft

1.92 Acres



Former Henley Centre

Description

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 buildings, 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.



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. 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 Council's Adult Services department, providing a day centre for adults alongside administrative office accommodation. The site is now vacant and presents an attractive opportunity for redevelopment.

Subject to consent being obtained for the demolition of the existing buildings, this would enable the creation of a cleared development site capable of supporting a range of future uses, subjects to planning.

Further Information

Guide Price

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

Tenure

Freehold.

Business 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.

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.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering Regulations (AML)

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations

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.

Viewings

Strictly by appointment through Fisher German LLP & Eddisons as joint selling agents.

Location

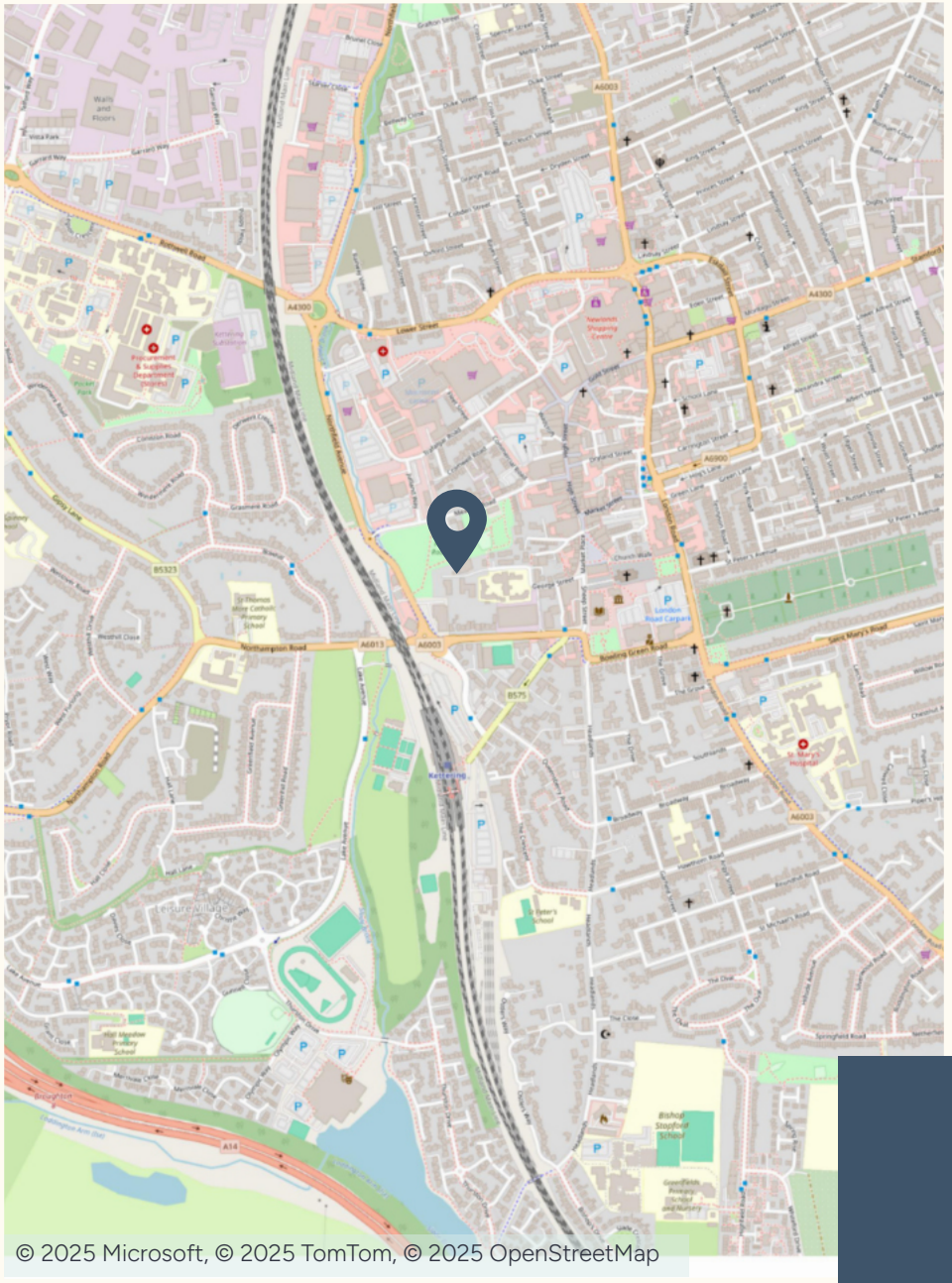
Address: Former Henley Centre, Saunders Close, Kettering, Northamptonshire, NN16 0AU
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Accommodation

The accommodation table below related to the layout illustrated on the site plan contained on page 3.

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





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 0.7 miles from the property being approximately an 8 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.

Locations

A6: 6.3 miles
A14: 15 miles
Wellingborough: 7.7 miles
Market Harborough - 13 miles

Nearest station

Kettering: 0.7 miles

Nearest airport

Birmingham: 50 miles

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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated August 2026. Photographs dated August 2026.