

**fisher
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Former Factory

Former Lawrence Shoe Factory, Gladstone Street
Desborough, NN14 2QT

Freehold | Land and
associated buildings/
Development

Circa 2.08 Acres



For sale | £1,250,000 +



Key information



Price
£1,250,000



Size
2.08 Acres



Tenure
Freehold

Home Farm

Description

The site boundary extends to approximately 2.08 acres and consists of a variety of vacant buildings and surrounding land.

The former Lawrence shoe factory, occupying a central position on the site is an imposing property, albeit in a current state of disrepair, built circa 1837 before closing fully in 1990. In addition, the factory cottages, which are semi-detached two storey buildings, are located to the north west corner and face the prominent Harborough Road and Gladstone Street.

There is a car park within the boundary located off New Street also. The property and site have spent many years in the public eye with various schemes discussed including a 43-unit residential scheme consisting of one-to-five bedroom properties and potentially a preferred site for a commercial supermarket user subject to planning permission being obtained.

The site is securely fenced with access from New Street and Gladstone Street.

Today the site occupies a prominent and central location in Desborough close to both residential properties and neighbouring businesses including Costa Coffee and other local businesses.

Further information including Title Plans, surveys, additional photos etc are available on request.

Amenities



Town Location



Transport
Links



Pallisade Fencing

Location

Gladstone Street is a semi-residential area located in the town centre of Desborough in the NN14 2QT postal area. Desborough is a town with a population of approximately 11,000 people situated in the county of Northamptonshire.

Gladstone Street is a well-maintained residential road lined with houses on both sides. The houses on Gladstone Street and New Street are predominantly semi-detached or terraced properties.

The site is within close proximity to the town centre of Desborough and as such is within walking distance to Desborough's local amenities to include a variety of local shops and restaurants, a primary school, a leisure centre, a church, pharmacy, doctor's surgery and much more.

Market Harborough and Kettering are both within a 15-minute drive offering excellent commuter rail links with London St Pancras accessible within an hour.

Locations

A46: 1.3 miles

A43: 4 miles

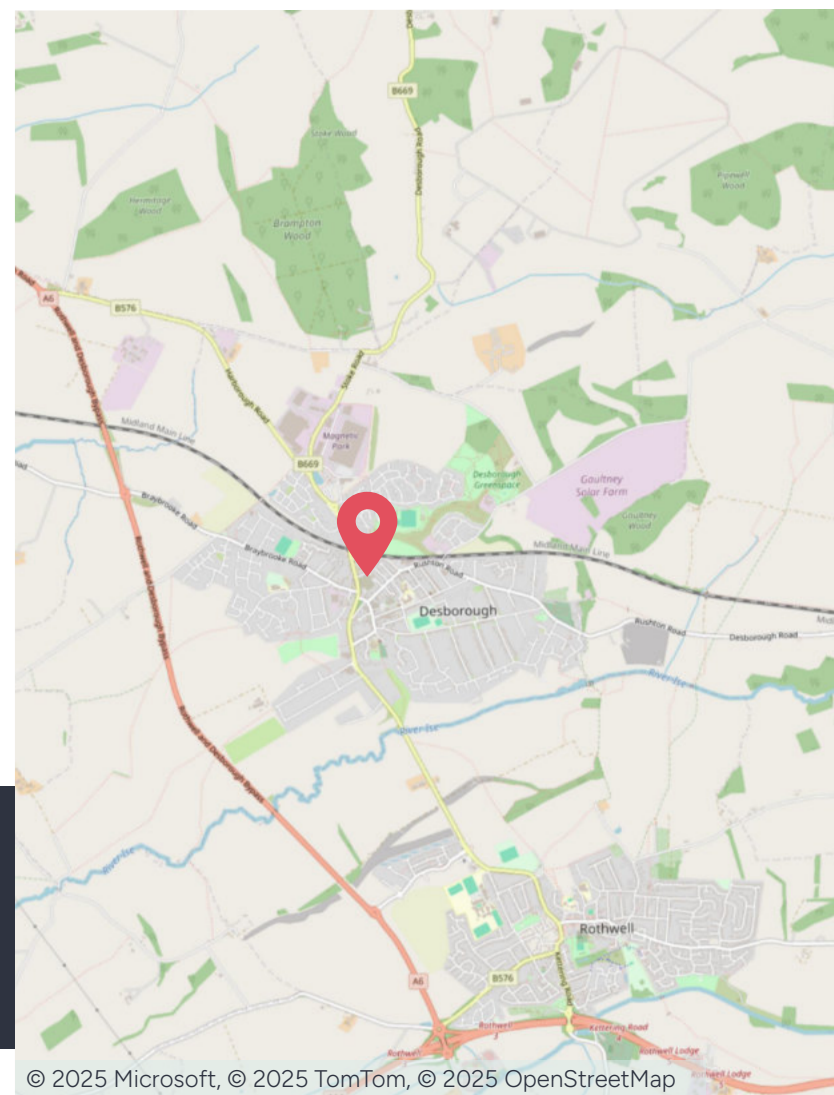
Market Harborough: 5.4 miles

Nearest station

Market Harborough: 5.3 miles

Nearest airport

East Midlands Int: 50.8 miles



Further information

Tenure

This property is available to purchase for the freehold at an asking price of £1,250,000 exclusive of VAT.

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.

Legal Costs

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

Anti Money Laundering

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

VAT

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

Viewings

Strictly by prior arrangement with the sole agents.



Further information

Planning

Policy DES2 Opportunity Redevelopment Sites within Desborough:
Redevelopment will be supported at the following sites as shown on the policies map:

The Lawrence's Factory Site (DE2). Redevelopment should include mixed use or residential development, proposals should consider the impact of the development on the significance of the Conservation Area, including the Lawrence's Factory building which is a prominent and important historic building.

However, Policy 12 of the Joint Core Strategy supports the provision of a medium sized food store to service the Rothwell / Desborough area. Policy TCE2 of the local plan states that the floor space of any new food store should not exceed 2,002m² of convenience floor space and should meet the sequential test.

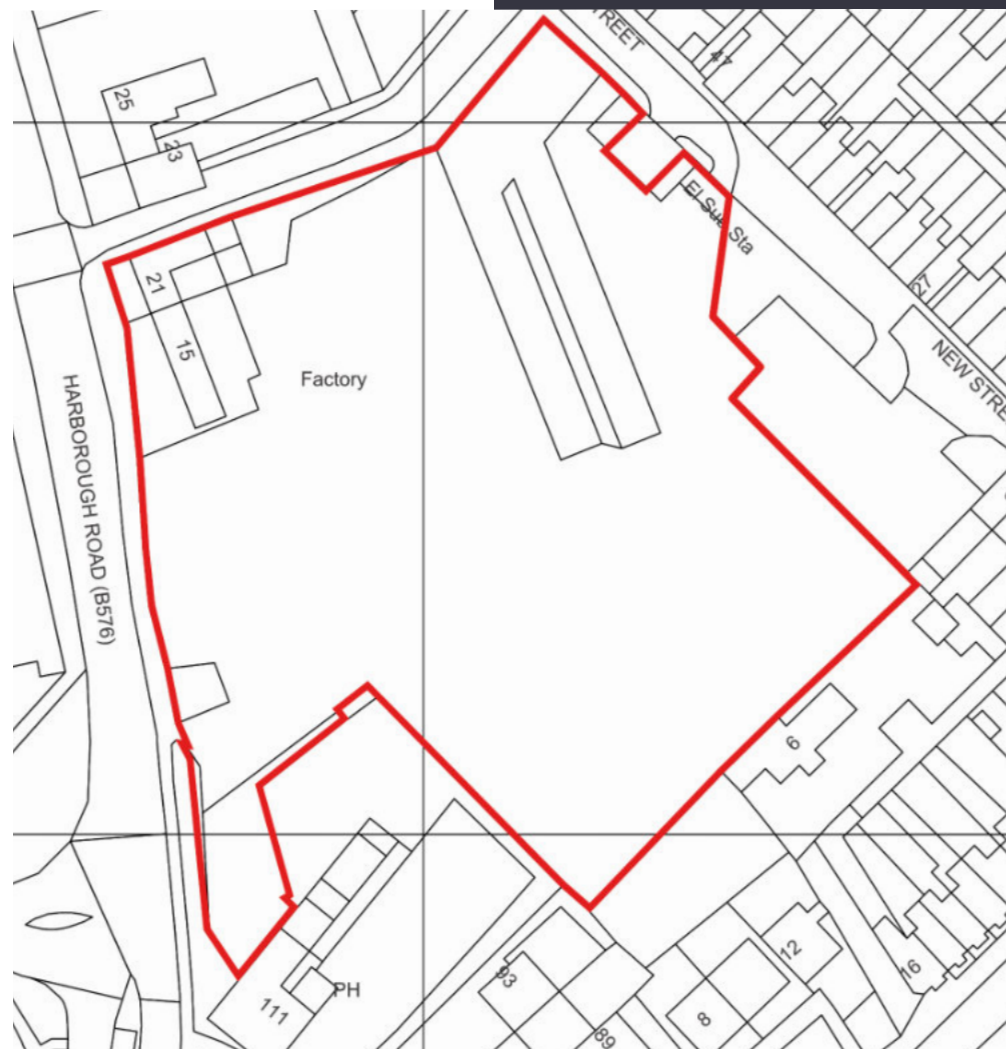
The site lies within the Town Centre boundary. It is strongly believed redevelopment of the site would strengthen Desborough Town Centre.

The chosen purchaser will be expected to liaise with Historic England in any development proposals.

Location

Address: Former Lawrence Shoe Factory, Gladstone Street, Desborough, NN14 2QT

What3words: ///broadens.wardrobe.before



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Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated June 2023.



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