

Former Beech Close Care Home

Desborough





Welcome to

Former Beech Close Care Home

Beech Close, Desborough, NN14 2XQ

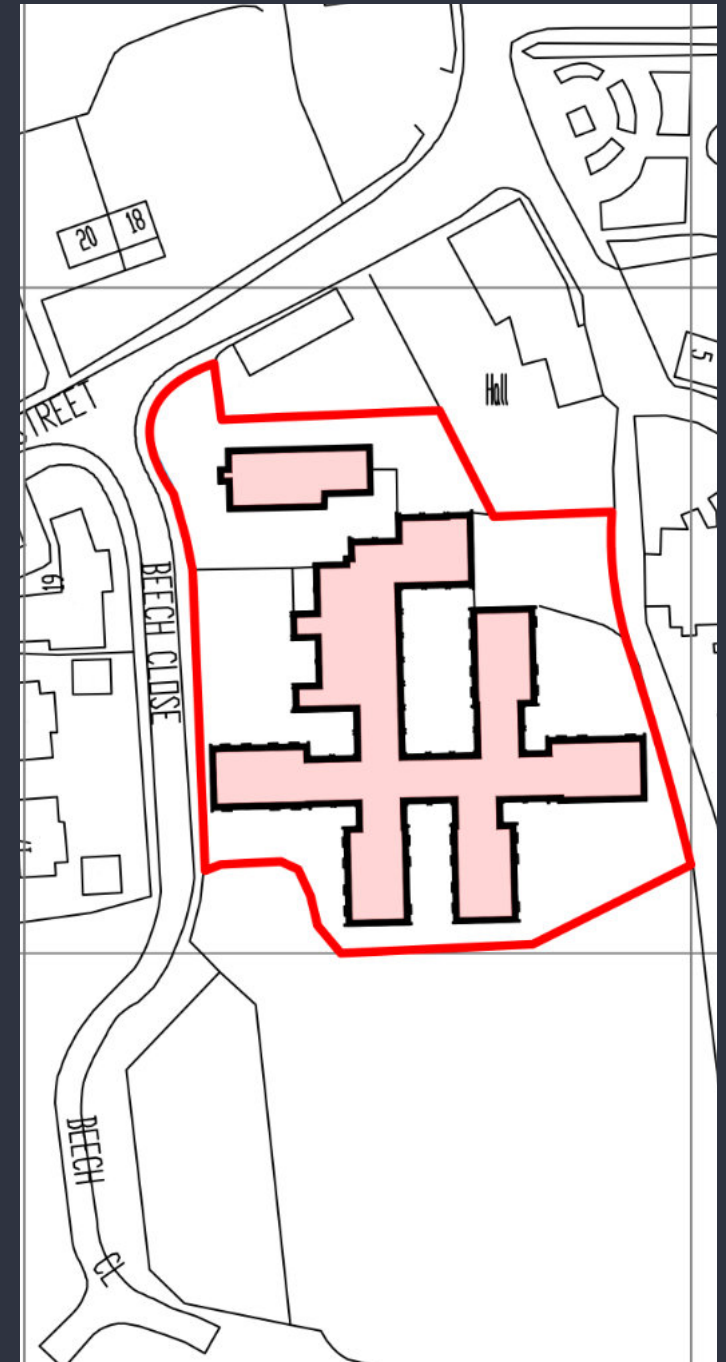
Substantial former elderly persons care home extending across six wings and 45 bedrooms, offering extensive ancillary accommodation, landscaped gardens and frontage parking within an established setting.



17,991 sq ft



1.2 Acres





Former Beech Close Care Home

Description

The site has most recently been occupied by a former elderly persons care home arranged across a substantial footprint with multiple wings.

The existing accommodation is extensive and comprises six wings providing a total of 45 bedrooms, together with associated office and consultation rooms, communal lounges and dining facilities, day centre accommodation, multiple kitchens, WC facilities, laundry and utility rooms, plant rooms, storage areas and staff facilities.

The building also benefited from ancillary features including an in-house hairdresser, conservatory and landscaped communal gardens.

Externally, the site benefits from a block paved parking area to the frontage together with mature landscaping and gardens surrounding the building perimeter.



Further Information

Guide Price

The site is available to purchase at an asking price of offers in excess of £1,000,000 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 C2 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.

Fixtures & Fittings

Any fixtures & fittings not expressly mentioned within these particulars are excluded from the sale.

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

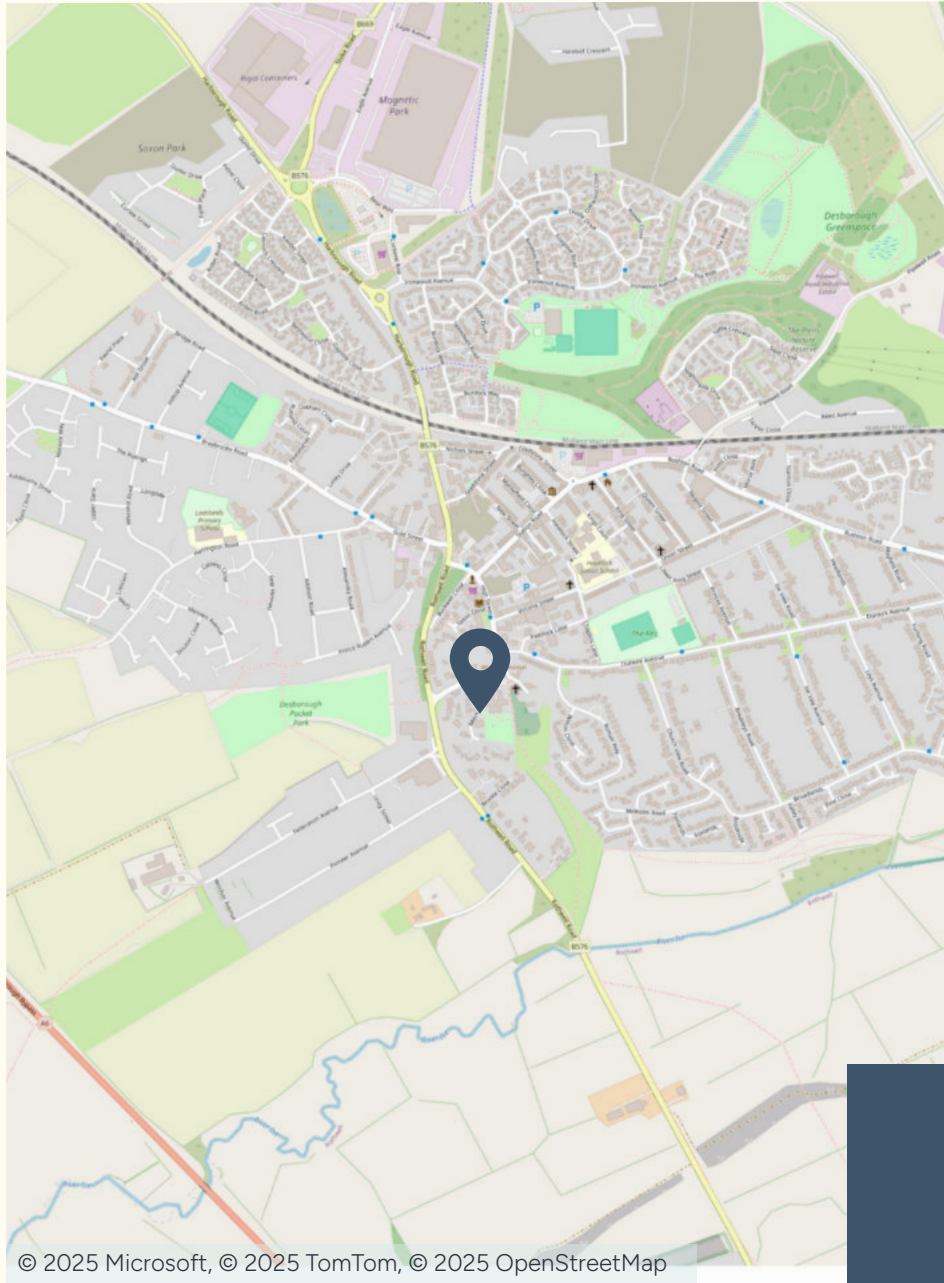
Strictly by appointment through Fisher German LLP & Eddisons as joint selling agents.

Location

Address: Former Beech Close Care Home, Beech Close, Desborough, NN14 2XQ
what3words – ///relate.dignify.backward

Description	Sq Ft	Sq M
Ground Floor	1,418	131.76
First Floor	16,573	1,539.67
Total	17,991	1,671.43





Location

Situated in the well established market town of Desborough, Northamptonshire, the former Beech Close Residential Care Home occupies a prominent position just off Lower Street, within a predominantly residential neighbourhood. The property benefits from excellent access to local amenities, including shops, supermarkets, healthcare facilities, schools and community services, all within easy reach of the town centre.

Desborough is strategically located between Market Harborough and Kettering, providing convenient access to the A6 and A14, which connect to the wider East Midlands and national motorway network. Regular rail services are available from nearby Market Harborough and Kettering stations, offering direct connections to London, Leicester, Nottingham and Sheffield. This accessibility enhances the site's appeal for a variety of future uses, subject to the necessary consents.

The surrounding area comprises established family housing and community facilities, creating a sustainable and desirable setting for redevelopment. The site's location within a mature residential environment, combined with strong local demand for housing and care related accommodation, presents an attractive opportunity for developers, investors, care operators or alternative community based uses.

Locations

A6: 2 miles

A14: 2.5 miles

Kettering: 7 miles

Market Harborough - 5.8 miles

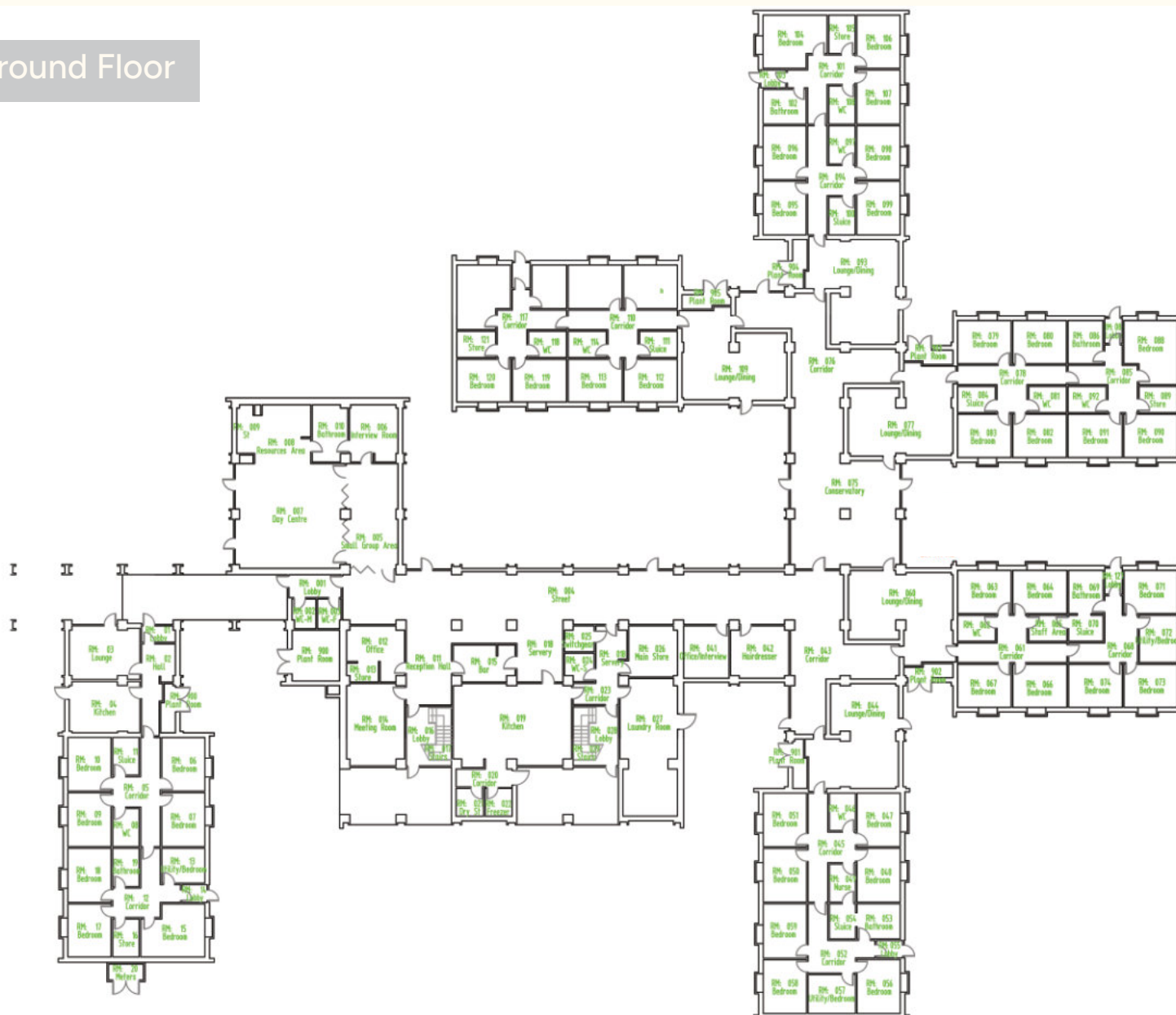
Nearest station

Kettering: 8 miles

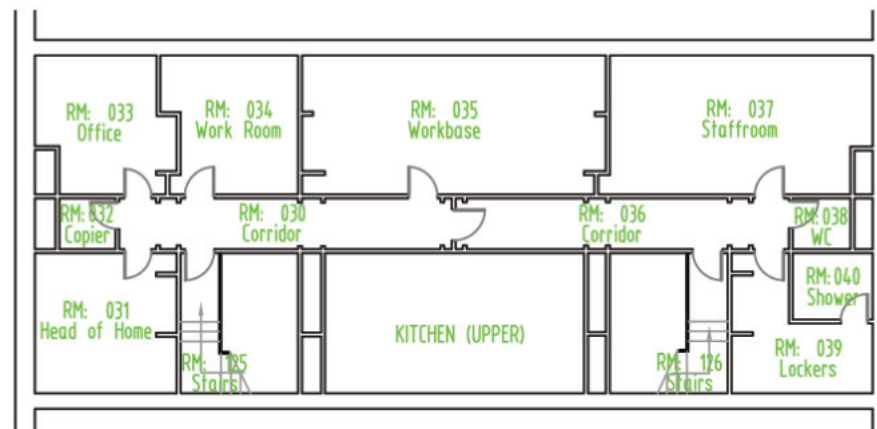
Nearest airport

East Midlands: 30 miles

Ground Floor



First Floor



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2026. Photographs dated August 2026.



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