



Sanderson
Weatherall

FOR SALE
Freehold

- Full planning consent for 9 x residential units to provide residential supported living accommodation (class C2),
- Affluent location on the outskirts of Northampton.
- Flexible planning outlook
- Sale on behalf of Administrators

The Country Centre | Duston | Northampton | NN5 4BB



sw.co.uk

Location

The Country Centre
| Duston | Northampton | NN5 4BB |

Tenure
Title Number
NN381758

Dent Close

Aynhoe Road

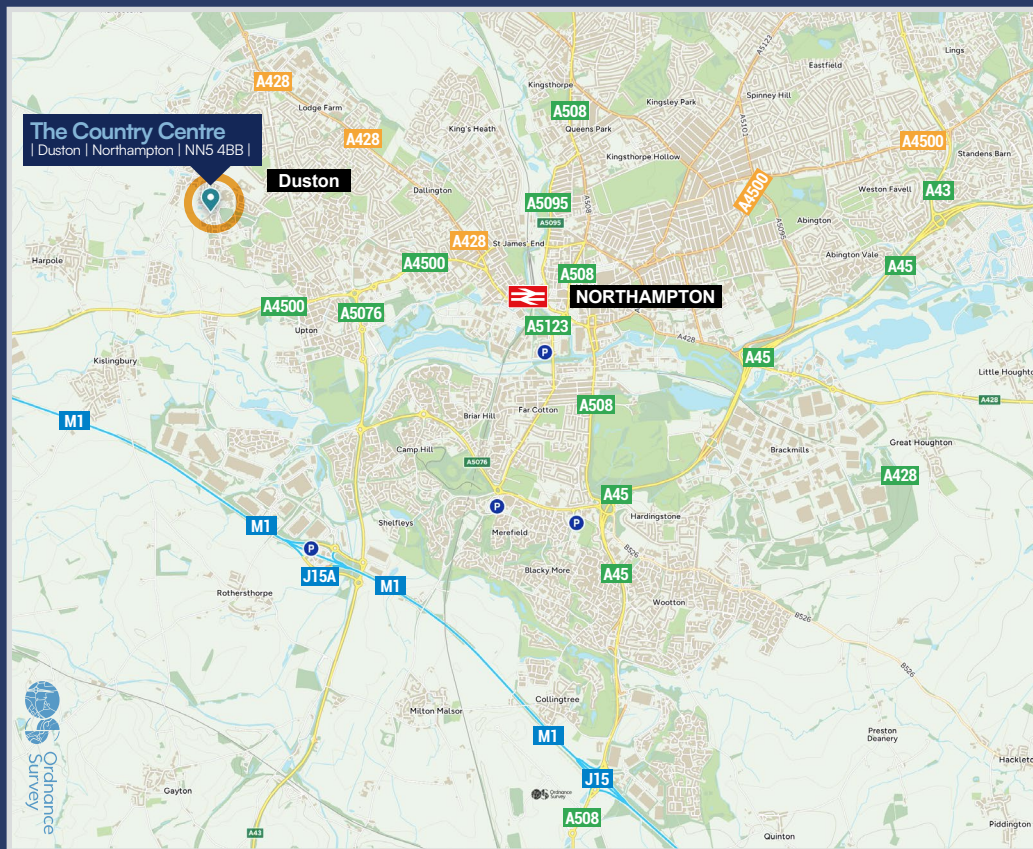
Berrywood Drive

Berrywood Drive

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Red line —
Freehold Area

Location



The property is located in Duston in Northampton, approximately 2.9 miles to the west of Northampton Town Centre. The M1 Motorway is located approximately 2 miles to the southwest of the property. Northampton Railway Station is located approximately 2.4 miles to the east of the property where there are direct services to Watford Junction (45 minutes), London Euston (59 minutes) and Birmingham New Street (1 hour and 4 minutes).

The property is situated off Berrywood Drive on the northwestern fringe of Northampton in a predominantly residential area.

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Description



The property currently comprises Northampton Country Centre, a day care centre for adults and children with learning difficulties. The yard and buildings are situated to the north of the site and comprise a Portakabin building (used for offices and classroom space), a steel portal framed, fully enclosed agricultural shed, polytunnels and greenhouses together with a mixture of hardcore, concrete and gravel yard areas.

The paddock comprises an area of pastureland which is used for grazing and a SUDs basin. The basin is a drainage reservoir from the neighbouring development site to the south.

We understand that the paddock has a restriction over it barring any development.

Site



Berrywood Drive

Dent Close

Aynhoe Road

Aynhoe Road

Eleanor Row

Tenure
Title Number
NN381758

Edgecote End

Eleanor Row

Red line —
Freehold Area

Accommodation

The existing accommodation provides the following:

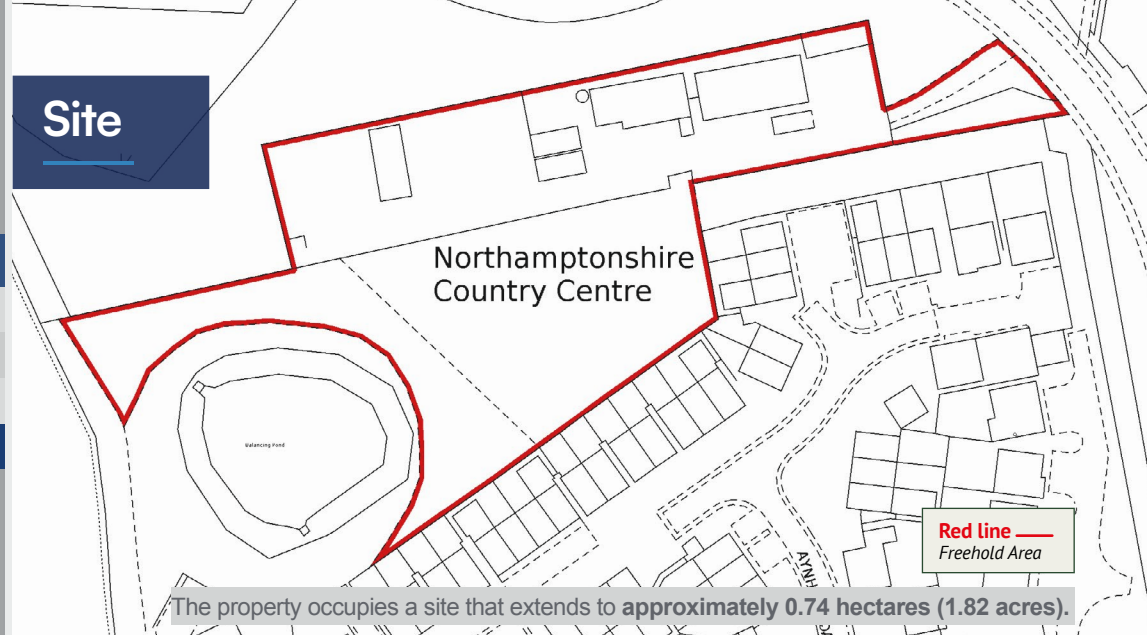
Description	SQ M	SQ FT
Unit 1 – Storage	42.7	460
Unit 2 – Storage	140	1,507
Portakabin – Day Care Centre	219.9	2,367
TOTAL	402.6	4,334

Planning Scheme

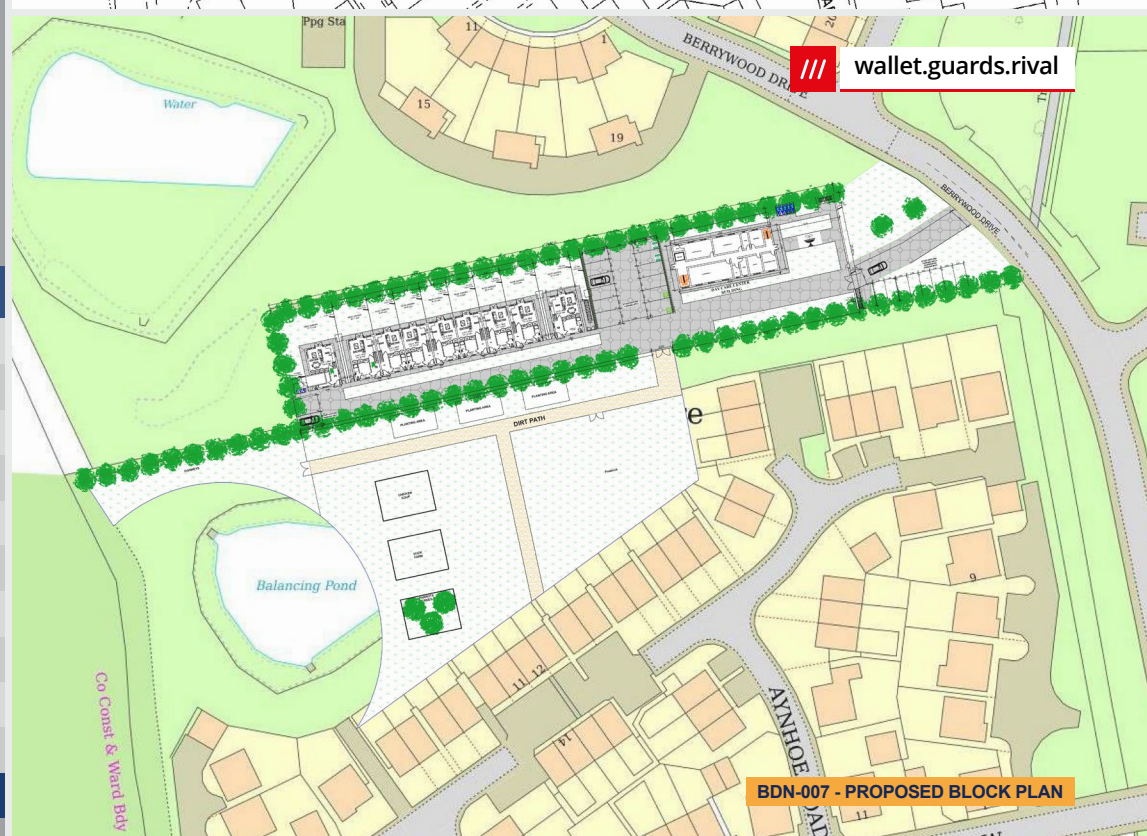
The property has full planning consent for wholesale redevelopment under planning reference: 2025/1700/FULL. The approved consent allows for the development of:

- 9 x residential units to provide Residential Supported Living accommodation (Class C2); replacement of existing single storey timber structure building in use as a day care centre, with a two-storey permanent structure building, reconfiguration of the site layout to provide parking, bin storage areas, cycle parking, recreation facilities and access ways. Front boundary wall and gate. Approved 14th August 2025.

Unit	Accommodation	Sq M	Sq Ft
Day Care Centre	Day care centre	421.47	4,537
1	4 bed detached house	105.48	1,135
2	3 bed terraced house	101.12	1,088
3	3 bed terraced house	101.12	1,088
4	3 bed terraced house	101.12	1,088
5	3 bed terraced house	101.12	1,088
6	3 bed terraced house	101.12	1,088
7	3 bed terraced house	101.12	1,088
8	3 bed terraced house	101.12	1,088
9	4 bed detached house	105.48	1,135
Total		1,340.27	14,423



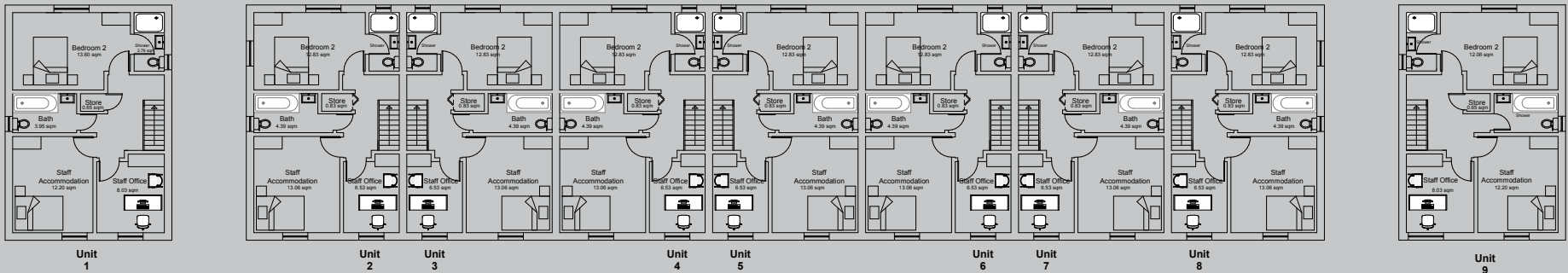
The property occupies a site that extends to approximately 0.74 hectares (1.82 acres).



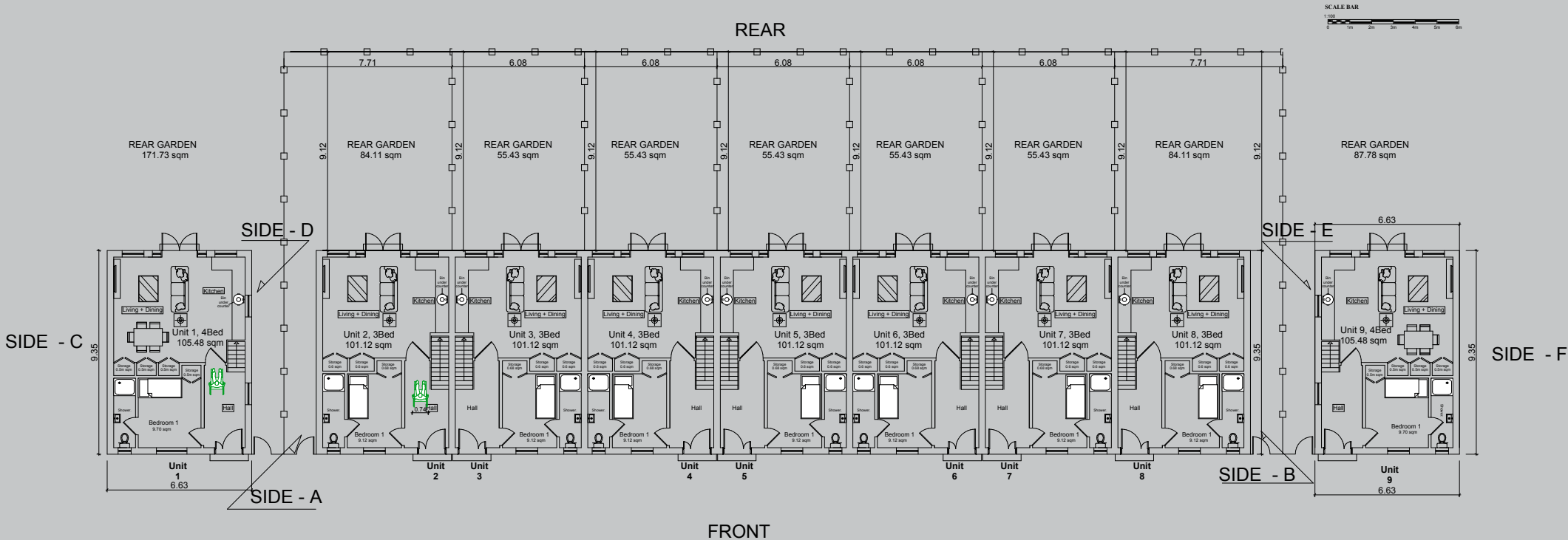
BDN-007 - PROPOSED BLOCK PLAN

Planning Scheme - 9 x residential units to provide Residential Supported Living accommodation

BDN-001 - PROPOSED GROUND AND FIRST FLOOR PLAN

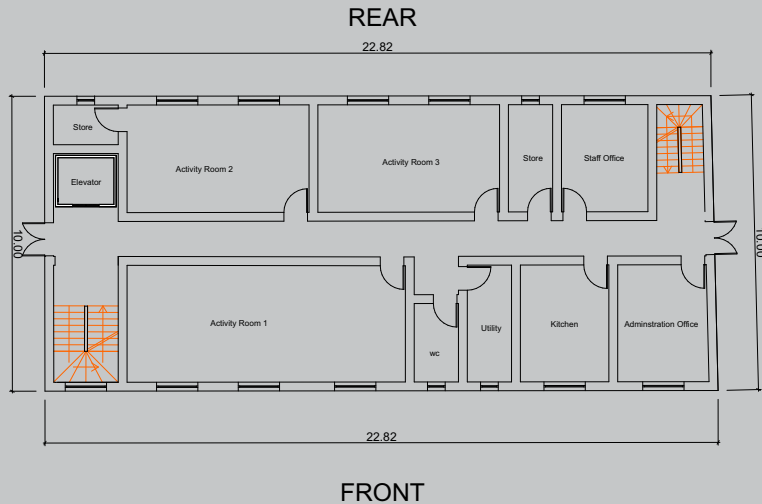


PROPOSED FIRST FLOOR PLAN

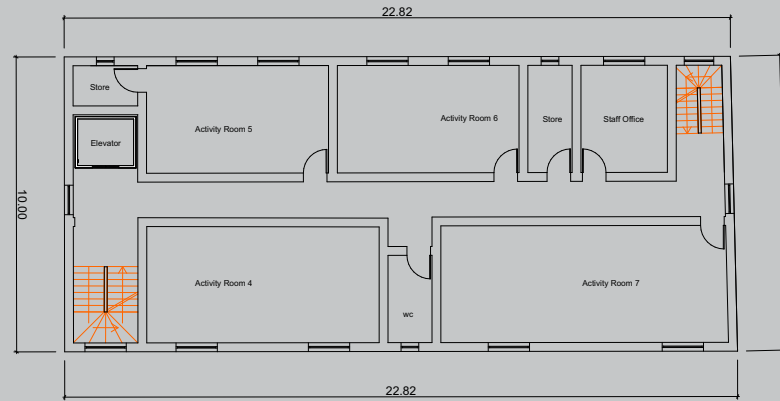


Planning Scheme- Day Care Centre

BDN-012 - PROPOSED GROUND FLOOR PLAN



BDN-013 - PROPOSED FIRST FLOOR PLAN



Contacts



For further information or to arrange a viewing, please contact:

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Scheme Financials

A full development appraisal is available on request. The current scheme has been assessed as having a **GDV of £8,466,667** resulting in a **residual land value, after costs, of £1,852,210**. This assumes the letting of the property in its entirety upon completion to an operator, at **£508,000 per annum**.

Business Rates

We understand that the current rateable value is **£15,250**.

EPC

TBC – available on request

VAT

All prices are quoted exclusive of VAT, which may be chargeable at the prevailing rate.

Legal Costs

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

Tenure

We understand that the property is freehold under **Title Number: NN381758**.

Sale Pack

A sale pack is available for interested parties containing the following information:

- Land Registry documents
- Planning decision notice in respect of application
- Site plan
- Technical documents
- Plans and schematics

Proposal

We are instructed to seek **unconditional offers for the freehold interest**. Subject to planning offers may be considered for alternative forms of development if deemed appropriate.

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