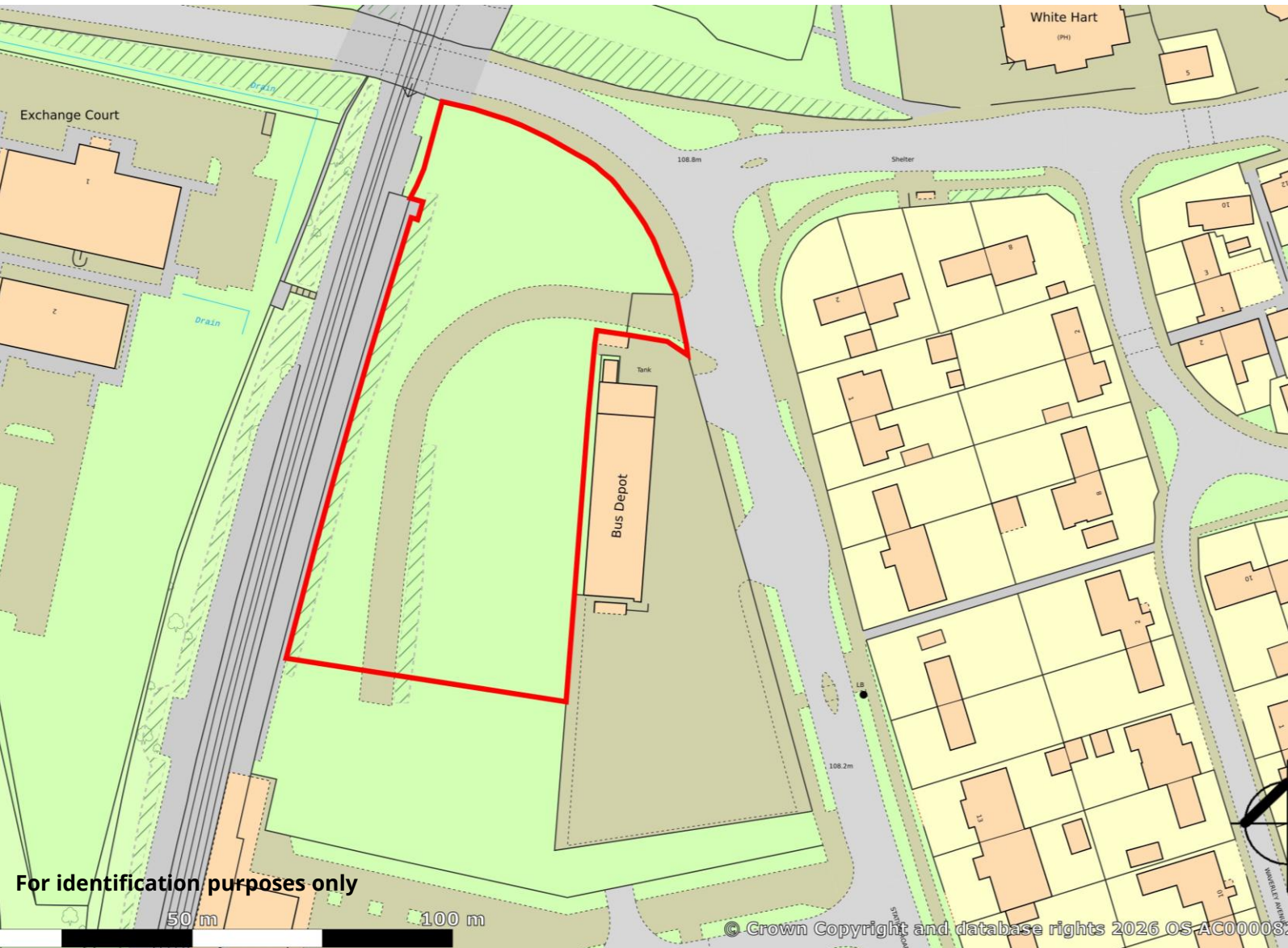


# Care Home Development Opportunity (STP)

Land at Station Road, Corby, Northamptonshire,  
NN17 1UJ



## Prominent Location

Land off Station Road, Corby,  
NN17 1UJ



**Development opportunity,  
subject to planning**



**Site extends c. 1.25 acres**

## Get more information

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## Location

Corby is a market town in North Northamptonshire, situated approximately 11 miles east of Market Harborough and approximately 10 miles north of Kettering.

Nearby uses are predominantly residential although it is within easy reach of ample local amenities and good access to transport links.

Corby railway station is situated approximately 170 metres to the southwest of the site. From Corby there are direct services to Bedford (30 mins), Luton (45 mins) and London St Pancras (1 hour 11 mins).

## Description

The site occupies a prominent corner plot off Cottingham Road and Station Road close to the centre of Corby and adjacent to Corby Railway Station.

The site is broadly rectangular in shape and is secured by palisade fencing & gates with current access being from Station Road. The site extends to approximately 1.25 acres.

## Development potential

The subject site formed part of a wider site which was granted outline planning permission in July 2002 for 'residential development and nursing home' (Ref: 01/00350/OUT).

Whilst this permission was not implemented, the majority of the wider site has since been developed under separate permissions. A new railway station and two large residential apartment buildings have been developed to the south of the site.

The subject site, together with a smaller parcel of land immediately to the south, are the last remaining plots to be developed from the wider site which formed the original July 2002 application.

Interested parties are advised to undertake their own enquiries to the relevant Planning Authority as to any proposed use.

## Tenure

Freehold interest with vacant possession. All interested parties should make their own legal enquiries.



## Demographics

According to the ONS – Mid-year estimates, Corby Town parish had a population of 64,099 in 2024.

**Population Projections 2023 – 2033** (Source: Experian & Office of National Statistics).

Age Profile	65-74	75-84	85+
2023	4,633	2,317	722
2028	5,293	2,647	882
2033	6,048	3,024	1,008

Projections for Corby indicate that the elderly population (65+) will grow significantly by an estimated 2,408 individuals by 2033 (approximately 31.4%). Indicating increasing demand for care services.

## Services

Interested parties are advised to make their own enquiries with suppliers in respect of service requirements.

## VAT

We understand that the site is elected for VAT.

## Terms

We are inviting offers for the freehold of the site on both a subject to planning basis and unconditionally.

Consideration will also be given to both a turnkey care home development and leasehold rental offers.

## Viewings

The site can be viewed from the roadside, If access onto the site is required, please contact sole agents Avison Young to arrange a viewing.



View across site from Station Road

# To find out more, contact

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