



AVENUE CAMPUS

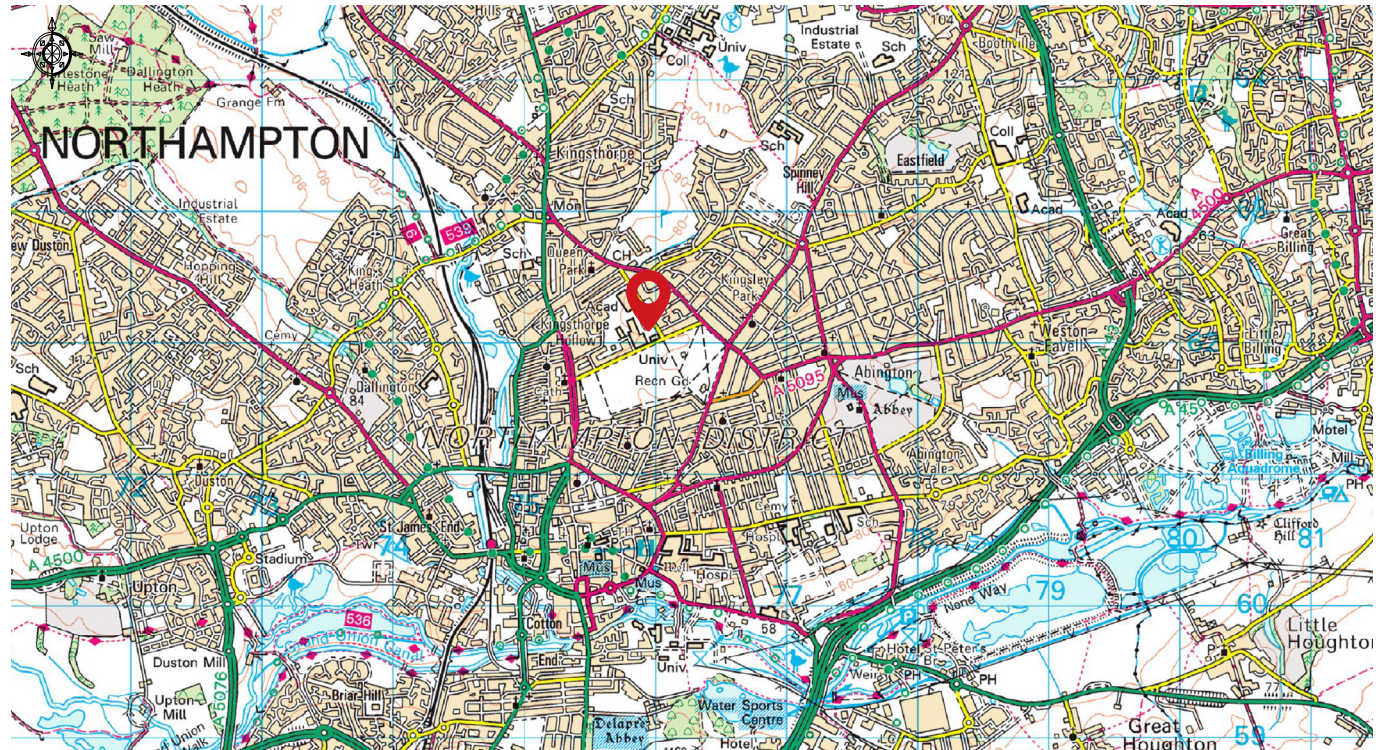
St George's Avenue, Northampton, NN2 6JD

A prominent investment or development opportunity



EXECUTIVE SUMMARY

- A prominent education campus with views over parkland, in an established residential area close to Northampton town centre
- Offers invited for the freehold interest with vacant possession
- A varied mix of teaching buildings, alongside ancillary uses, and 248 bed student residences
- Includes the prestigious Grade II listed Newton Building, currently used as offices
- Gross site area – 6.3 hectares (15.6 acres)
- Suitable for ongoing education use or residential development



Avenue Campus provides a rare opportunity to acquire an established education facility within walking distance of Northampton town centre. The site originated as a Technical and Art College almost 100 years ago, and has grown to be a diverse campus in an attractive residential and parkland setting. The University of Northampton has invested in the campus over a number of years and would like to secure its legacy, either as a continued education facility or as a high quality residential development.



BACKGROUND

On behalf of the University of Northampton, we are instructed to dispose of the freehold interest in Avenue Campus. The campus was fully occupied by the University until Summer 2018, when the University relocated its principal function to its new Waterside Campus in Northampton town centre. Ancillary functions have remained at Avenue Campus but they are due to vacate by the end of 2020.

Offers are invited for the whole, but offers for separate parcels comprising the Main Campus or the Newton Building may be considered.

LOCATION

The campus is located on St George's Avenue, approximately 1.2 miles north of Northampton town centre and opposite The Racecourse public park. It is in an established and attractive residential area of late 19th / early 20th century properties, with St George's Avenue providing a tree lined setting. The Malcolm Arnold Academy is situated to the rear of the campus with a mix of education buildings and sports pitches.

The campus is a short distance from both the A508 and A5123 arterial routes and 1.4 miles from Northampton Train Station, which provides direct train routes to London (1hr journey time) and the wider region. Access to the M1 motorway is approximately 6 miles to the west and south, with London approximately 68 miles south and Birmingham 54 miles north-west.

DESCRIPTION

The campus comprises nine buildings of varying ages, with outdoor space principally of hard-standing car parks, with a small wildlife area in the west corner.

The campus' frontage is dominated by the imposing and locally listed Maidwell Building, originally constructed in 1932 with a 1960s infill, and providing a courtyard arrangement. The building accommodates a lecture theatre, a variety of classrooms/workshops, as well as a library and restaurant. It is approximately 14,890 sq m (160,275 sq ft) GIA.

The prestigious Grade II listed Newton Building, with its own car park and entrance, sits alongside the Maidwell Building and is currently used as offices. It is approximately 4,320 sq m (46,500 sq ft) GIA. The University acquired the building, formerly the Kingsley Park Middle School, in 2007 and made a substantial investment in its upgrade.

Other notable buildings on site include the Bassett Lowke Halls of Residence, built in the 1990s, providing 248 en-suite bedrooms, with associated welfare uses. The Portfolio Centre, constructed in 2009 as a purpose built innovation centre for the creative industries, also provides 45 start-up units and the building is linked to the Maidwell Building via a first floor enclosed bridge.

The remainder of the buildings provide a mix of sport and leisure facilities, further workshops and ancillary uses.

The campus is on a T-shaped site, with two primary vehicular access points from St George's Avenue, with a secondary access via Freehold Street, used by pedestrians/cyclists only. The campus' south-facing frontage is at a raised level and the site slopes down towards the rear, northern boundary.

Total building area (approximate 32,450 sq m (349,300 sq ft))

Gross site area: 6.3 hectares (15.6 acres)

A full breakdown of existing buildings across the site is available in the data room.





Outline Planning Application - Master Plan



PLANNING

The current use is Education (D1). The Maidwell Building and Newton Building fall within the Kingsley Conservation Area.

An outline planning application has been submitted for up to 170 residential units at Avenue Campus (Ref: N/2016/0810); approval is expected in Summer 2020. This application excludes the Newton Building. Full details are available in the data room.

TENURE

Freehold interest with vacant possession.

VAT

VAT is not payable on the purchase price.

EPC

EPCs are available in the data room.

FURTHER INFORMATION

Further information is available via a secure dataroom. Access to the dataroom will be provided by the Agents.



OFFERS

Offers are invited for the freehold interest in whole (Lot 1). Offers will also be considered for part only limited to either the main campus (Lot 1a) or the Newton Building (Lot 1b).

No offers for alternative individual buildings or parcels will be considered.

Stage 1

Expressions of interest are invited, to be submitted in writing to Savills in accordance with the EO1 proforma available in the data room. Deadline for EOIs: Thursday 30th July 2020

Stage 2

Dependent on the outcome of Stage 1 and subject to University approval, interested parties are likely to be invited to submit offers by way of an informal tender. Further details to follow.

VIEWINGS

Strictly by appointment only. Viewing open days will be arranged. Restrictions will apply.

CONTACT

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Designed and Produced by Savills Marketing: 020 7499 8644 | June 2020