



Springhill House

Cliftonville | Northampton | NN1 5BE

BERRYS

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Springhill House

Cliftonville, Northampton, NN1 5BE

- One acre (0.41 hectare) site
- Accommodation of 2,487 sq. m. (26,770 sq. ft.)
- For sale with vacant possession
- Suitable for a variety of uses, including residential conversion or development (subject to planning)
- Opposite Northampton General Hospital and 0.5 miles to the town centre

Location

The property is a corner site in a prominent position on Cliftonville immediately opposite Northampton General Hospital entrance. Northampton town centre is less than half a mile to the west and immediately to the north of Cliftonville is Billing Road which is a main arterial route in and out of the town centre. Nearby occupiers include several health facilities and clinics as well as professional office occupiers and D1 users.

The location offers good access to Junction 15 of the M1 Motorway (approximately 4 miles via the A45).

The property lies within the Billing Road Conservation Area.

The Property

The property is a substantial, detached, Grade II listed Victorian villa on a prominent corner site of approximately 1 acre (0.41 hectares). Since 1947 the property was the Northampton High School for Girls until 1995 when the site was purchased by St Andrew's Healthcare for specialist healthcare services.

The original parts of the building provide two storey office accommodation with a basement. To the rear are two separate, two and three storey wings which provide 27 separate bedrooms, bathrooms, kitchens and communal living areas. The building has a wealth of period features together with contemporary functional space. Each wing has its own enclosed external courtyard and a further courtyard to the eastern boundary of the site. To the front and sides of the building are mature gardens which have scope for further development (STPP).

There are two separate entrances onto the site from Cliftonville which lead onto two separate car parks with 23 spaces.



Accommodation

We have been advised that the accommodation extends to approximately 2,487 sq. m. (26,770 sq. ft.) however a full measured survey has not been undertaken.

Floor plans are available upon request.

Tenure and price

The freehold interest is offered for sale subject to full vacant possession. The vendors reserve a right to set a date for best and final offers. Price on application.

Planning

The property is Grade II listed and has until very recently been used as a medical rehabilitation facility which falls under Use Class C2. We have been advised that there are several Tree Preservation Orders on the boundary of the site.

The property would be suitable for several alternative uses including assisted living and extra care facilities as well as commercial uses. The site also lends itself to potential additional residential development.

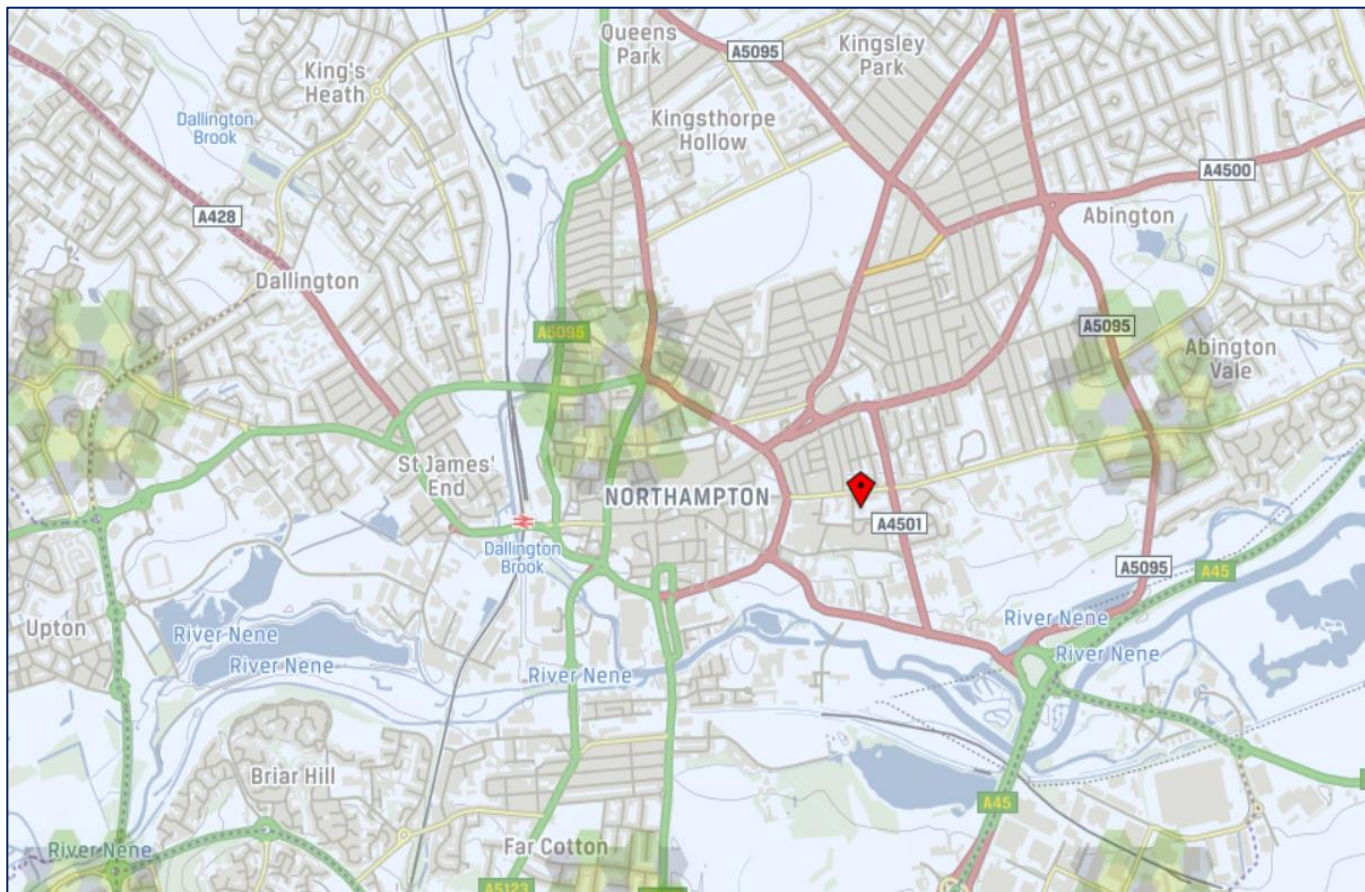
Services

We understand that all mains services including gas, water, drainage and three phase electricity are connected to the property. None of the services have been tested by the agent and it is the responsibility of interested parties to verify that the services are in working order.

Business Rates

Please contact Berrys for further information on any rates payable.





Legal and Professional Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

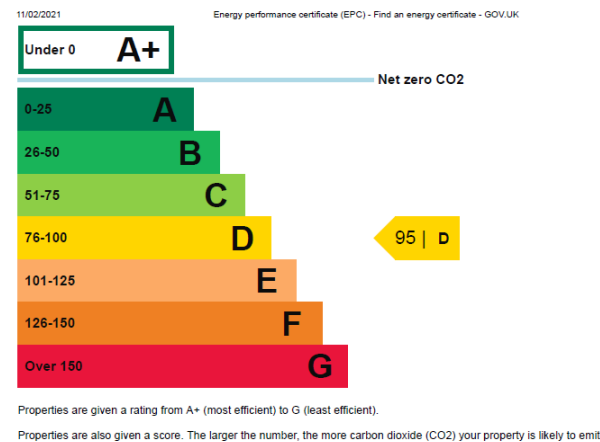
VAT

Please contact the agent for confirmation.

Local Authority

Northampton Borough Council, The Guildhall, St Giles' Square, Northampton, NN1 1DE
Tel: 0300 330 7000

EPC



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To book a viewing, please contact:

Duncan Batty MRICS

T: 01327 356148 | E: duncan.batty@berrys.uk.com
Oak House, 32 Ashby Road, Towcester,
Northamptonshire NN12 6PG

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