



PLANNING CONSIDERATIONS

The site is located in a primary residential area and therefore the principle of development will be considered as acceptable. The principle of residential back land development on the southern side of Homestead Way to the rear of the property is also well established. The site benefits from direct access to an adopted highway and the sighting of any new dwellings in the rear garden/carpark should allow for adequate distance to surrounding properties and therefore should be acceptable from a residential amenity perspective and accord with policy Q2 (amenity and layout) adopted Northampton local plan (Part 2).

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas fired boiler also providing domestic hot water.

BUSINESS RATES

Current rateable value (1st April 2023 to present) £5,300

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,200 (£1,000 plus VAT).

BUYERS PREMIUM CHARGE

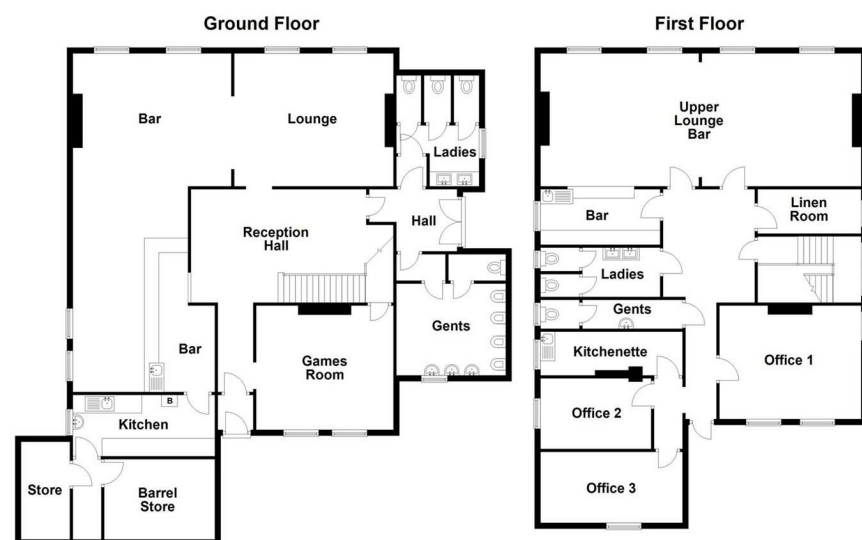
The purchaser will be required to pay a buyers premium charge of £6,000 (£5,000 plus VAT)

HOW TO GET THERE

From Northampton town centre proceed in a north easterly direction along the A512 Kettering Road. Upon reaching the Northampton Racecourse pavilion continue straight on to the next traffic light junction with Abington Grove and Kingsley Road opposite the White Elephant public house. Turn left onto Kingsley Road then at the next set of traffic lights bear left onto St George's Avenue where the property then stands on the right hand side at the junction with Trinity Avenue.

DOIRG04102024/9977

78 St Georges Avenue, Northampton, Northamptonshire, NN2 6JF



Not to scale. For illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Auction - Guide £725,000 to £775,000

FOR SALE BY AUCTION ON WEDNESDAY 20TH NOVEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £725,000 TO £775,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

This very substantial two storey detached property stands in a prominent corner position directly overlooking Northampton Racecourse together with a walled garden where there is significant potential for further development. The property is arranged over two floors and offers approximately 3,500 of accommodation now offered with vacant possession having been the club and offices of the Northampton Central Conservative Association. The existing building stands within a designated Conservation Area, however the garden and carpark stand outside of this designated area and a Planning Consultants informal opinion suggests that this area will be suitable for residential development.

9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

10'6 x 7'0

Approaching from Trinity Avenue through a roller shutter door and double leaf stripped glazed doors the hall leads to a central reception hall and there are doors leading to:-

GENTS WC

13'8 x 12'4

Separate WC, urinals and pedestal wash basin.

LADIES WC

12'6 x 9'4

With triple WC cubicles and twin vanity wash basins.

RECEPTION HALL

19'10 x 12'9

The central hall has a corniced ceiling and contains the original staircase rising to the first floor with mahogany handrail, turn spindles and decorated string. There is access to a rear hall leading to the rear garden and doors lead to:-



REAR HALL

14'11 x 4'0

With doors giving access to the rear garden and carpark and further doors leading to:-

GAMES ROOM

15'6 x 14'0

With corniced ceiling and deep skirtings there is a column radiator and twin sliding sash windows to the rear elevation.



KITCHEN

15'7 x 6'11

With floor and wall cabinets with laminated working surfaces and double drainer stainless steel sink unit, there is a high level tank cupboard with hot water cylinder, plumbing for a washing machine and a PVCU window to the side elevation. A door leads to:-

LOBBY

Giving access to the barrel store, a shelved pantry and further store room comprising:-

BARREL STORE

12'6 x 9'0

With concrete floor, gas meter, cold water and hatch to rear garden.

STORE

11'0 x 5'6

Of lean to construction with light and power connections and with a door to the external garden store.

FIRST FLOOR

LANDING

12'8 x 10'8

Approached by the winding staircase which rises through a half landing beneath a leaded light stained glass window the central landing gives access to:-

UPPER LOUNGE BAR/FUNCTION ROOM

36'8 x 15'0

A spacious through room with four sliding sash windows overlooking the Racecourse park and with a hatch to the first floor bar area.



FIRST FLOOR BAR

13'6 x 6'3

With fitted shelving, stainless steel sink unit and bar servery there is a window to the side elevation.

LINEN ROOM/STORE

11'8 x 5'0

With slatted shelving and sliding sash window to the side elevation.

LADIES WC

13'6 x 5'7

With twin WC, vanity wash basin and window to the side elevation.

GENTS WC

15'9 x 3'3

With WC and sliding sash window to the side elevation.

REAR LANDING

15'3 x 3'10

Leading to the offices and to a door leading to the external fire escape.

OFFICE ONE

16'0 x 12'10

With a range of built in shelved cupboards there is a sealed fireplace and sliding sash windows to the side and rear elevations.



INNER LANDING

8'5 x 2'8

Leading to:-

KITCHENETTE

15'11 x 5'2

With stainless steel sink unit, floor and wall cabinets, window to side elevation and a roof void access hatch.

OFFICE TWO

12'6 x 8'0

With open hearth cast iron fireplace and housing the Vaillant gas fired boiler there is a sliding sash window to the side.

OFFICE THREE

15'6 x 8'0

With fitted cupboard and sliding sash window to the rear elevation.



OUTSIDE

The property stands at the junction of St George's Avenue and Trinity Avenue behind a front garden which is laid to paving with a central flower border behind a dwarf brick wall with stone coping and pillars, there are wrought iron railings to the party boundary.



REAR GARDEN/CAR PARK

Approached through double leaf gates from Homestead Way the rear of the property is completely walled and there is a base for a former garage which was demolished in 2024. The hardstanding car park provides ample space for at least fourteen vehicles, beyond this the lawns lead up to the rear of the property where there is a mature cherry tree.

HISTORICAL NOTE

The property was constructed in 1926 and was first occupied as a doctors surgery after which it was occupied as a private dwelling house. Subsequent to this the property was converted for use as the Polish Club and was acquired by the Conservative Association for use as a club in 1978.



LOUNGE BAR

18'0 x 15'0

With two PVCU windows to the front elevation overlooking the Racecourse there is an open hearth fireplace with cast iron hob basket and a pine mantle. An archway leads to:-



BAR

38'2 x 17'11 maximum

An L shaped room with corniced ceiling there are windows to the front and side elevations and there is a bar servery area.

For further information on viewing call 01604 259773