

BELVOIR!

Property is personal

£1,000,000

Berrywood Road

Northampton, NN5 6XA

PROPERTY SUMMARY

Development Opportunity or Potential Care Facility

Belvoir Estate Agents are pleased to present this substantial former 26-bedroom care home, prominently located on Berrywood Road in Duston. This site offers significant potential for redevelopment, or alternatively, could be reinstated for use as a care facility or similar institutional purpose, subject to the necessary consents.

Planning permission was previously granted in February 2023 for a residential scheme comprising four three-bedroom houses, two three-bedroom apartments, and two two-bedroom apartments. Although this consent has now lapsed, full details remain available via the West Northamptonshire planning portal under reference WNN/2022/1163.

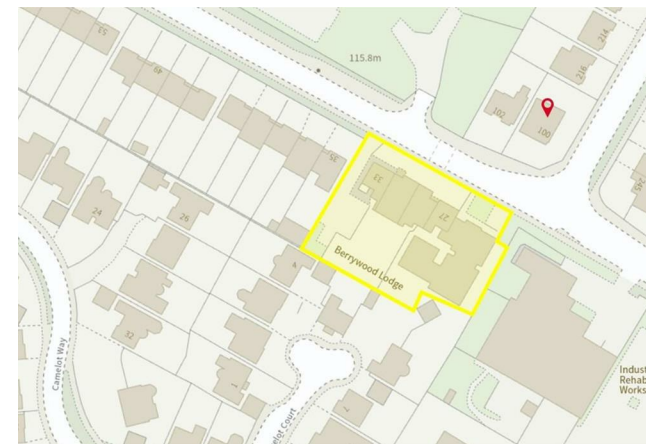
The existing property is arranged over two floors and, while parts of the building require refurbishment, it provides extensive accommodation including 26 bedrooms (11 with en-suite facilities), eight bathrooms, seven reception rooms, and two kitchens.

Externally, the property benefits from off-road parking to both the front and rear.

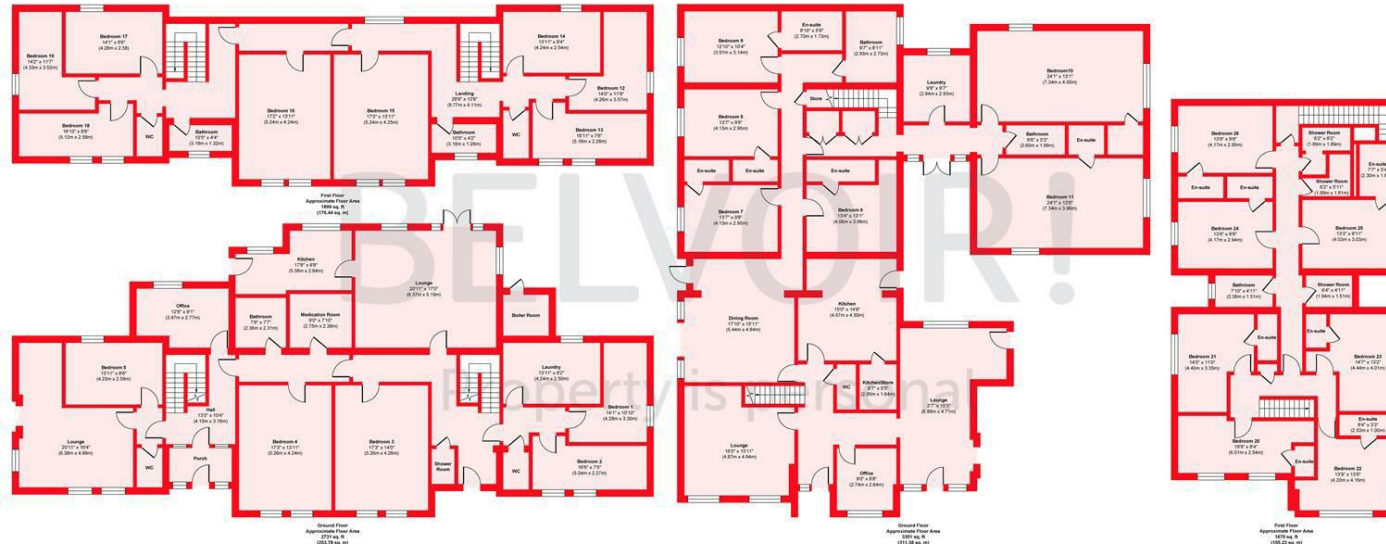
26 

19 

7 



Berrywood Road, NN5



Approx. Gross Internal Floor Area 9651 sq. ft / 896.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

LOCAL AUTHORITY

Northampton

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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