

BERRYWOOD ROAD, NORTHAMPTON, NN5

£1,000,000 | 26 Bed Land

BELVOIR!



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.

COUNCIL TAX BAND: G

- Development Opportunity
- Former Care Home Facility
- Planning Previously Approved
- Planning Ref: WNN/2022/1163
- Twenty Six Bedrooms
- Eleven With En-suite Facilities
- Eight Bathrooms
- Seven Reception Rooms
- EPC Rating - C

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

BERRYWOOD ROAD, NORTHAMPTON, NN5

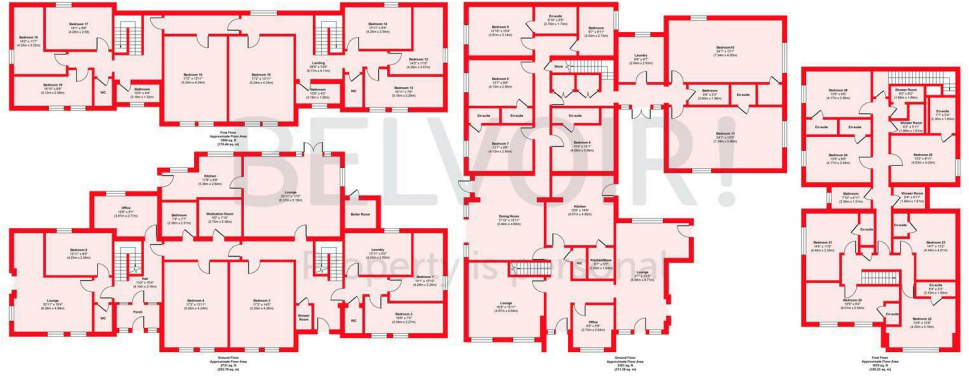
£1,000,000 | 26 Bed Land

BELVOIR!

Energy Efficiency Rating

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

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

