



32A Berkeley Close

Cliftonville | Northampton | NN1 5BJ

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32A Berkeley Close

Cliftonville, Northampton, NN1 5BJ

- Modern, former 29 bedroom care facility
- 0.59 acre (0.239 hectare) site
- Accommodation of approximately 1,348.5 sq. m. (14,515 sq. ft.)
- For sale with vacant possession
- Suitable for a variety of uses including residential care home, residential or commercial (subject to planning)
- Close proximity to Northampton hospital and 0.8 miles to the town centre

Location

The property is situated at the end of Berkeley Close in the desirable area of Cliftonville. Northampton town centre is less than one 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 residential housing, 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 and borders the St Andrew's Healthcare campus.

The Property

The property is a substantial, detached, building which was constructed in the early 2000's and is on a site of approximately 0.59 acres (0.239 hectares). Since its original construction the building has been used as a specialist care facility.



The building provides two storeys of accommodation which includes 29 bedrooms all with ensuite shower rooms, ancillary office and staff areas, kitchens, communal living areas and a lift to all floors. To the rear of the building is an enclosed landscaped garden which has direct access from the communal parts of the building and three ground floor bedrooms. To the first floor is a balcony which has steps down to the rear garden. To the front is a car park with 10 car spaces including one disabled space.

Accommodation

The property extends to approximately 1,348.50 sq. m. (14,515 sq. ft.) which excludes a second level service area. 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.

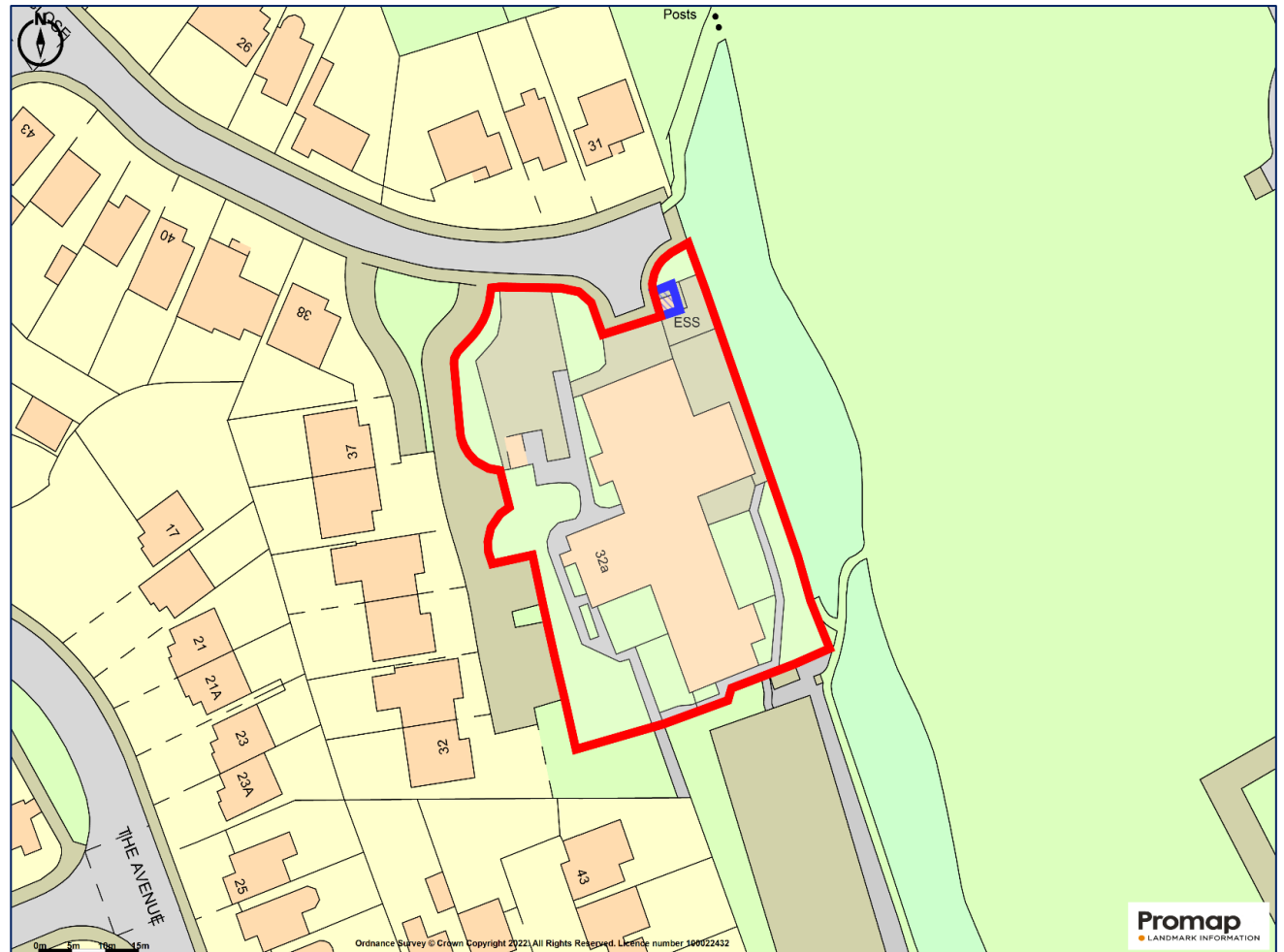
Planning

The property was granted consent in January 2000 under planning application reference number N/1999/1116 and has until very recently been used as a care facility which falls under use class C2.

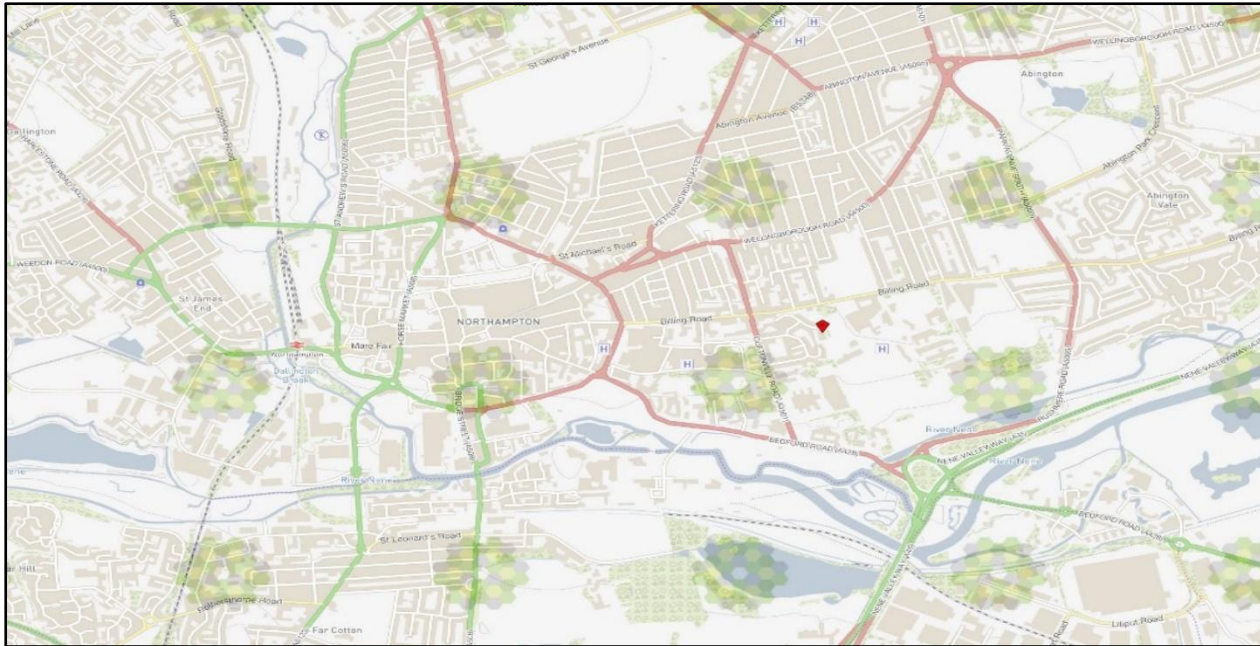
The property would be suitable for several alternative uses including extra care facilities, non-residential education and commercial uses. The site also lends itself to potential residential development or conversion.

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.



N.B The area edged and hatched blue on the plan does not form part of the sale



Important Notice

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7. Purchasers must satisfy themselves by inspection or otherwise.

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Business Rates

It is understood that the property forms part of a larger assessment and upon a sale would be reassessed for business rates purposes.

Interested parties should contact the Local Authority with any queries.

Energy Performance Certificate (EPC)

The property has an EPC rating of 53 which is within Band 'C'.

Legal and Professional Costs

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

VAT

Please contact the agent for confirmation.

Local Authority

West Northamptonshire Council, One Angel Square, Angel Street, Northampton, NN1 1ED.

Tel: 0300 126 7000.

Restrictive Covenant

The property is to be sold subject to a restrictive covenant relating to its future use. Please contact Berrys for further information.

To book a viewing, please contact:

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