



Spring Hill House, Cliftonville | Northampton | NN1 5BE



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Cliftonville

Northampton

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Archways Real Estate are privileged to present an extremely rare opportunity to lease this imposing, grade II Victorian property in Cliftonville, one of Northampton's most prime and desirable locations opposite Northampton General Hospital. The site extends to around an acre and the accommodation is approx. 22,000 square feet. Most recently run by St Andrews Health Care for specialist secure mental health care services.

- Existing C2 Use
- Opposite Northampton General Hospital
- Approx. 22,000 Square Foot Of Accommodation
- Most Recently Used As A Secured Mental Health Facility
- Main Villa Has Recently Undergone A Complete Refurbishment
- Vacant Possession
- Site Set In Approximately One Acre Including Around 23 Parking Spaces
- Long Lease With Option To Purchase
- Has A Variety Of Potential Uses Eg: Supported Living, Integrated Healthcare, Care Home, Offices Or Mixed Use



The original Villa extends to around 5,000 Sq. foot and has most recently been used as a two storey office block which has just undergone a complete refurbishment and would make for great headquarters.



To the rear are two further two and three storey wings which span around 17,000 Sq. foot, the current layout which could easily be altered includes: 27 separate bedrooms, 11 bathrooms, 5 kitchens and 16 reception/communal living areas. There are two entrances from Cliftonville, with an impressive turning circle and two car parks with around 23 spaces.



Ground Floor Plan



ALL DIMENSIONS PROVIDED FOR INFORMATION PURPOSES ONLY. DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.

PRELIMINARY DRAWING

1:100	
1	18/07/23 ROOM AREAS / DIMS
9 REVISIONS	
MSQUARE architects ltd 1 MISTON, TALBOT HAY, MARKET HARBOUROUGH, LEICESTERSHIRE, LE16 7DP, UK. (OSGR ADDRESS) www.msquarearchitects.com	
CLIENT	LS PROPERTIES (NORTHAMPTON) LTD
PROJECT	CONVERSION OF EXISTING BUILDING AT SPENNINGHILL HOUSE, CUPDOWNLE, NORTHAMPTON
TITLE	EXISTING PLANS GROUND FLOOR
DWG No.	ARC 414 SUR 201
DATE	25.04.2023 SCALE 1:500 @ A1
DRAWN	SPH CHECKED -
<small>Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect.</small> © MSQUARE ARCHITECTS LTD	

First Floor Plan



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PRELIMINARY DRAWING

1:100	
1	18/07/23 ROOM AREAS / DIMS
9 REVISIONS	
MSQUARE architects ltd 1 MISTON, TALBOT HAY, MARKET HARBOUROUGH, LEICESTERSHIRE, LE16 7DP, UK. (OSGR ADDRESS) www.msquarearchitects.com	
CLIENT	LS PROPERTIES (NORTHAMPTON) LTD
PROJECT	CONVERSION OF EXISTING BUILDING AT SPENNINGHILL HOUSE, CUPDOWNLE, NORTHAMPTON
TITLE	EXISTING PLANS FIRST FLOOR
DWG No.	ARC 414 SUR 201
DATE	25.04.2023 SCALE 1:500 @ A1
DRAWN	SPH CHECKED -
<small>Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect.</small> © MSQUARE ARCHITECTS LTD	

Second Floor Plan



ALL DIMENSIONS PROVIDED FOR INFORMATION PURPOSES ONLY. DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.

PRELIMINARY DRAWING

1:100			
1:100			
2. 18/07/23 ROOM AREAS / DIMS			
3. REVISIONS			
1 MISTLETOE, TALBOT YARD, MARKET FARMBOURGH, LEICESTERSHIRE, LE18 7DP TEL: 01538 400253 www.msquarearchitects.com			
CLIENT LG PROPERTIES (NORTHAMPTON) LTD			
PROJECT CONVERSION OF EXISTING BUILDING AT SPRINGHILL HOUSE, CUPTONVILLE, NORTHAMPTON			
TITLE EXISTING FLOOR SECOND FLOOR			
DWG No.	ARC	414	SUR 203
DATE	25.04.2023	SCALE	1:100 @ A1
DRAWN	SPH	CHECKED	-
<small>Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect. © MSQUARE ARCHITECTS LTD</small>			



Subject to relevant permissions, Springhill House would suite a variety of supported living needs, healthcare (possibly providing an overspill service to the Hospital) offices, care home, children's home, social housing or could be divided into mixed use. The vendors will be open to a long term lease with an option to purchase.





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