

TRINITY HOUSE

18-20 Kingsley Road | Northampton | NN2 6XX



FOR SALE / TO LET HIGH QUALITY FORMER CARE HOME
8,951 SQ FT (831.62 SQ M)



Prominently located
opposite public park



Close proximity to
amenities on Kingsley
Park Terrace



Asset
management
opportunities



Potential for
alternative uses
(STP)



Ample on-site
car parking



Recently
refurbished



Description

The property is a three-storey contiguous mid-terrace building, formerly a care home, providing 27 en-suite bedrooms with consent for supported living accommodation (Planning Ref: 2025/3655/S73).

Constructed in the late Victorian period, the building is of solid red brick construction with buff brick dentil detailing and stone dressings to the bay windows. It has been extended to the rear and benefits from external grounds, including paved and landscaped areas, plus a car park for 6–8 vehicles accessed via a private shared roadway.

Location

The property is located on Kingsley Road, close to its junction with St Matthews Parade. Kingsley Road forms part of the A5095, connecting with the A508 Harborough Road approximately 1 mile to the north-west and a similar distance to the A4500 Wellingborough Road to the south-east.

This is a heavily trafficked local route, providing important links through the town. The property fronts directly onto Racecourse Public Park, offering a pleasant outlook. Local retail amenities are available along Kingsley Park Terrace.

Travel Distances

**A508
Harborough Road**
approx. 1 mile

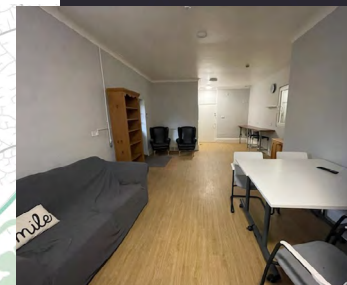
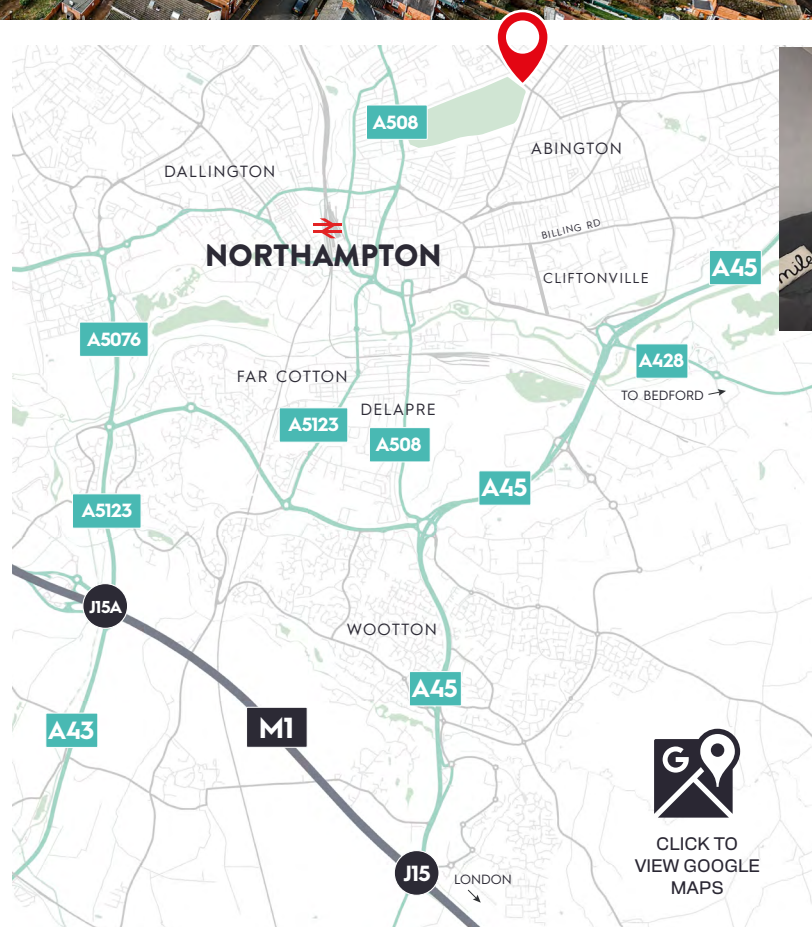
**A4500
Wellingborough Road**
approx. 1 mile

**Northampton
Town Centre**
approx. 1.5 miles

**Northampton
Railway Station**
approx. 2 miles

M1 J15
approx. 10 miles

**East Midlands
Airport**
approx. 40 miles



Key internal features:

Each bedroom includes
an en-suite bathroom

Passenger
lift installed

Recently refurbished

Extensive CCTV
system (by separate
negotiation)

Communal living area
with administrative
offices

Former garage
refurbished into office/
meeting space

Two basement areas
used as dry stores

Accommodation

Floor	Sq Ft	Sq M
Basement	683	63.44
Ground	4,454	413.84
First	3,464	321.82
Second	350	32.52
Total	8,951	831.62

We are instructed to seek offers for the **Freehold Interest** in the region of **£1,750,000** exclusive of VAT, and **£200,000 per annum** exclusive for the leasehold interest.

Anti Money Laundering

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Tenure

Freehold and leasehold with vacant possession.

VAT

The property is not elected for VAT.

Council Tax / Taxation

Property (2025/26)	Council Tax Band	Council Tax Payable
Kingsley Nursing Home, 18-20 Kingsley Road, Northampton	H	£4,645.66

EPC

C – 55, expiring 7th November 2030.



Viewing & Further Information

Ravi Varambhia

M: 07471 902502

DDI: 01604 774149

E: rv@underwoods.co.uk

Robert Keeves

M: 07748 840481

DDI: 01604 774143

E: rk@underwoods.co.uk



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