

FOR SALE

AVENUE CAMPUS,
ST GEORGES AVENUE,
NORTHAMPTON,
NN2 6JA



Better never settles

Please Note: The red line boundary is for indicative purposes only



EXECUTIVE SUMMARY

On behalf of West Northamptonshire Council, Cushman & Wakefield are seeking offers for the Former Avenue Campus site on St Georges Avenue in Northampton.

- The site extends c.9 acres (3.6 hectare).
- The site is located 1.2 miles north of Northampton town centre and Northampton Railway Station.
- A well-located site, with a great range of local amenities and excellent connectivity to wider Northamptonshire.
- The site was formerly occupied by the University of Northampton's Avenue Campus, but has since been cleared except for the Maidwell Buildings at the front of the site.
- The site has previously received planning permission for a residential scheme. (Planning app: N/2016/0810).. This planning consent has been implemented through the works undertaken by the Council.
- Legal and technical documents are provided, access can be requested via a member of the Cushman & Wakefield team.
- Offers are invited for the freehold sale of the site, with a strong preference for unconditional offers.
- Offers are to be received no later than 5pm on Monday 13th April 2026.

LOCATION

- The site is situated on St George's Avenue, approximately 1.2 miles north of Northampton town centre, directly opposite The Racecourse public park.
- The site lies within a well-established and attractive residential area, characterised by late 19th and early 20th-century properties, with the tree-lined avenue enhancing its setting.
- To the rear of the site is the Malcolm Arnold Academy, comprising a mix of educational buildings and sports facilities. To the East of the site is the Bosworth Independent School.
- The site benefits from excellent connectivity, being a short distance from the A508 and A5123 arterial routes, and just 1.4 miles from Northampton Train Station, which offers direct services to London (approximately 1 hour) and other regional destinations.
- The M1 motorway is also accessible, approximately 6 miles to the west and south, with London located around 68 miles to the south and Birmingham 54 miles to the north-west.





CLEARED SITE WITH MAIDWELL BUILDING IN REAR



SITE ENTRANCE FROM ST GEORGES AVENUE



SITE PROFILE FROM FRONT OF SITE



SIDE PROFILE OF THE MAIDWELL BUILDING



AERIAL VIEW FROM REAR OF SITE



STRIP OF LAND IN FRONT OF THE BASSETT LOWKE BUILDING

DESCRIPTION

Avenue Campus, poses a great opportunity for residential development, located to the north of Northampton town centre, in an established residential location.

The former University of Northampton's Avenue Campus measures approximately 9 acres (3.6 hectare). The site is irregular in shape and is bound by existing development.

The site predominantly comprises cleared land, following the demolition of the majority of the previous university buildings. The exception to this, are the two remaining corner pavillions of the Maidwell building, fronting onto St Georges Avenue. The remaining blocks of the Maidwell Building are locally listed and date back to 1932.

The site has previously been granted planning consent for a residential scheme, A hybrid application for the site was approved in 2020, ref N/2016/0810. This application proposed the demolition of all of the University buildings with the exception of the two corner pavilions of the Maidwell Building and the Quinton Building, the construction of up to 170 residential dwellings (with associated parking, new access roads, pedestrian and cycle links, as well as new landscaping and new play areas). The Council has implemented this planning application through the works associated with the demolition and clearance of the site.

A Reserved Matters Application was then submitted in 2021 (WNN/2021/0927), with permission granted in 2022, relating to the appearance, landscaping, layout and Scale of Development, pursuant to the previous outline application (N/2016/0810).



FURTHER INFORMATION

EPC

- An EPC has been commissioned for the remaining corner pavilions of the Maidwell Building and will be added to the data room.

Tenure and Title

- The site is held under the freehold title number N381217 held by West Northamptonshire Council. It should be noted however, that this title will be split to remove the Basset Lowke Building (H-shaped block), as this is being disposed of separately.
- The site will be sold freehold with vacant possession. There will be a requirement to provide a permanent right of access to the Basset Lowke Building.
- There is a small strip off land to the East of the site, highlighted in pink, which may form part of the disposal, to be confirmed at a later date.
- The Council will also require a right of buy back in the event of non-delivery, with timescales to be agreed with the selected party.
- Parties are expected to undertake their own legal due diligence.
- A copy of the red line boundary for the site sale has been included overleaf.

Data Room

- A data room has been prepared to provide information on technical and legal documents. Interested parties should contact Cushman & Wakefield for access.

Planning

- The site was formerly Use Class F1 but parties are required to make their own enquiries with the Local Planning Authority.
- A hybrid application for the site was approved in principle in 2020, ref N/2016/0810 for a residential scheme. A Reserved Matters Application was granted in 2022, relating to the appearance, landscaping, layout and Scale of Development,.
- Local Authority: West Northamptonshire Council

Offers and Tender Process

- Offers are invited for the freehold sale of the site, with a strong preference for unconditional offers.
- Offers must be submitted in an email format to: **Victoria.Smith@cushwake.com** by no later than 5pm on Monday 13th April 2026.
- Purchasers should provide full details of the financial aspects of their offer, including the timing of payment and proof of funding for the transaction.
- Interested parties should note that the Vendor reserves the right not to select the highest or any offer received.

Anti Money Laundering

- Prospective purchasers will be subject to customer due diligence checks and will need to provide proof of identity and residence.

VAT

- The Property is not opted to tax for VAT.

Viewings

- Site visits can be arranged by appointment only with the retained agents Cushman & Wakefield.
- Due to the continuation of clearance works, no attempt should be made to enter the site without pre-booking. Set viewing days will be through Cushman & Wakefield only so please contact a member of the team for availability.

Contact

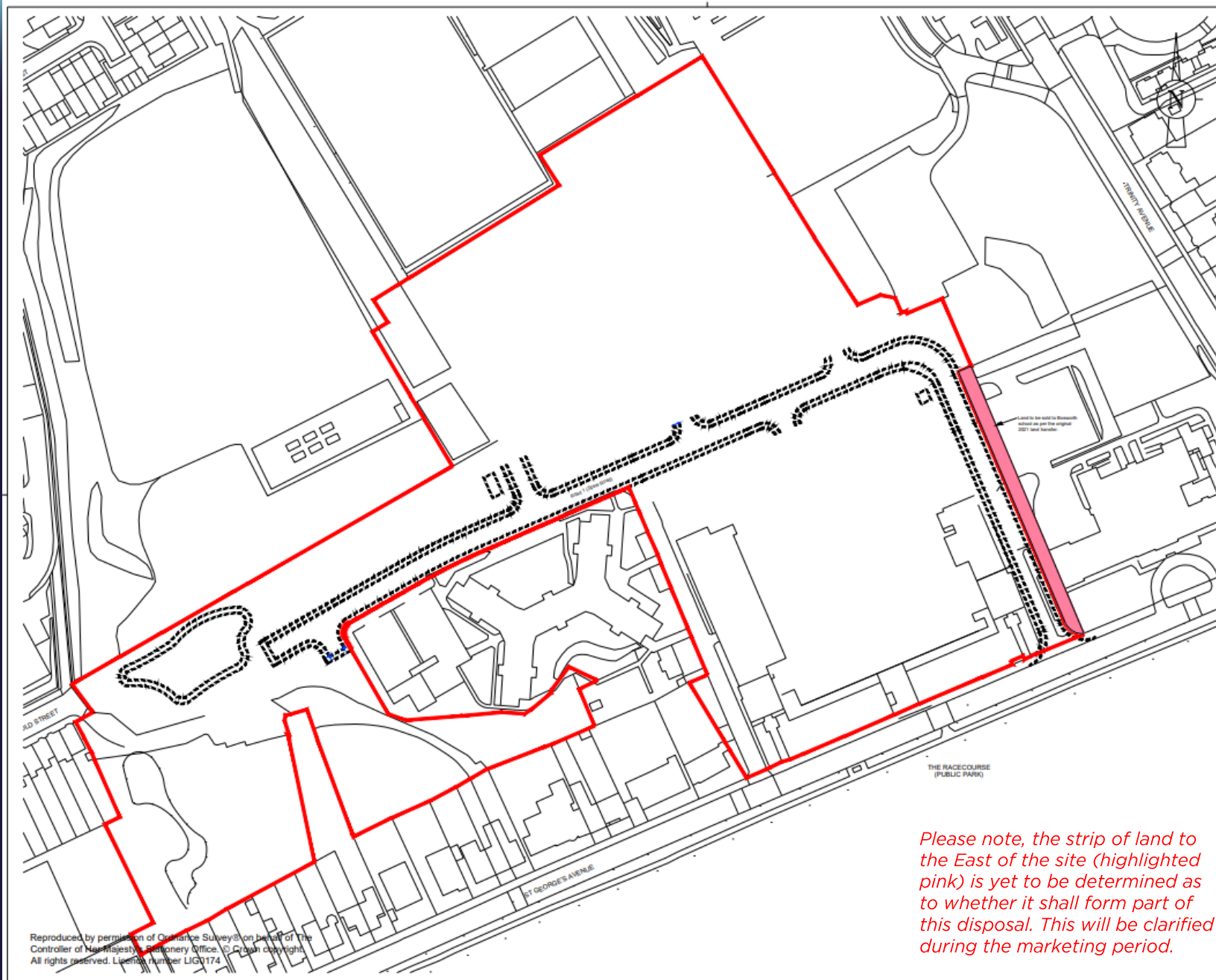
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**CUSHMAN &
WAKEFIELD**

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All dimensions are in millimetres. (I.N.O.)

All levels are in metres. (I.N.O.)

Written dimensions only shall be used.

Do Not Scale.

Any discrepancies shall be brought to the attention of BCAL immediately.

IF IN DOUBT ASK.

NOTES

Refer also to Drawings

No	Description	Date	By	Chk
P4	Hatch to show area of land to be added to Boscworth School.	2-11-2025	MC	MB
P3	Redline revised to include increased woodland	11-11-2025	BPK	
P2	Redline revised to include road and pond/woodland	14-10-2025	BPK	
P1	First Issue	14-10-2025	BPK	

Revisions to this Drawing

No	Description	Date	By	Chk
Drn	BPK	Date: 14/06/2025		Chk:

Drn	BPK	Date: 14/06/2025	Chk:
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Client
West Northamptonshire Council

Project
Avenue Campus

Dwg. Title
Marketing Plan

Scales @ A3	Drawing No.	Rev
1:2500	10552/511	P4
Status	PRELIMINARY	

Please note, the strip of land to the East of the site (highlighted pink) is yet to be determined as to whether it shall form part of this disposal. This will be clarified during the marketing period.

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