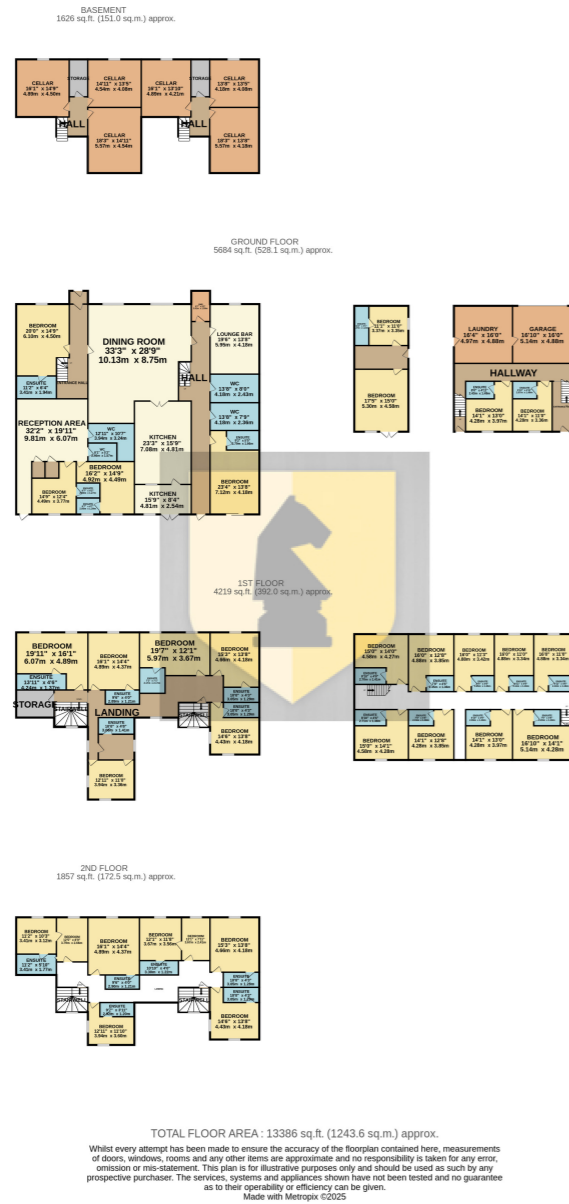


Make the right move!



4-5 Langham Place, Northampton. NN2 6AA.

£2,500,000 Freehold

A remarkable and substantial former hotel offering over 13,000 sq ft of internal accommodation, now presenting an exceptional opportunity for conversion into a large-scale residential investment. Situated in a prominent Northampton location, this character-filled property spans four floors, with extensive existing bedroom layouts, generous communal areas, and multiple access points — making it ideally suited for HMO, co-living, supported living, student accommodation, or residential redevelopment, subject to the necessary consents.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Overview

Edward Knight are delighted to present The Langham Hotel, a rare and impressive development opportunity located in Northampton. Currently operating as a hotel, the property offers approximately 13,386 sq ft of versatile accommodation arranged over four substantial levels.

The building already benefits from a layout containing numerous bedrooms, large communal rooms, kitchens, laundry facilities, storage spaces and plant areas. Its scale, existing infrastructure, and internal configuration make it particularly attractive for those seeking to create high-density residential accommodation, subject to obtaining the appropriate planning permissions and regulatory approvals.

The ground floor features extensive reception and dining areas along with a series of existing bedrooms and service rooms. The upper floors provide a long run of well-proportioned bedrooms, many of which are used for guest accommodation. The basement offers excellent space for plant, laundry, storage or operational back-of-house functions.

The property sits within easy reach of local transport links, the town centre, major employers, and nearby educational institutions — all of which contribute to strong rental demand across a variety of residential sectors.

This is an outstanding opportunity for investors, developers and operators seeking a building with scale, character and adaptability. The Langham lends itself to a wide range of potential uses including large-scale HMO, co-living accommodation, supported living, student housing, or a reimagined hospitality offering, all subject to planning and compliance with local authority requirements.

Early viewing is strongly advised to fully appreciate the scale, flexibility and potential this landmark building offers.

