

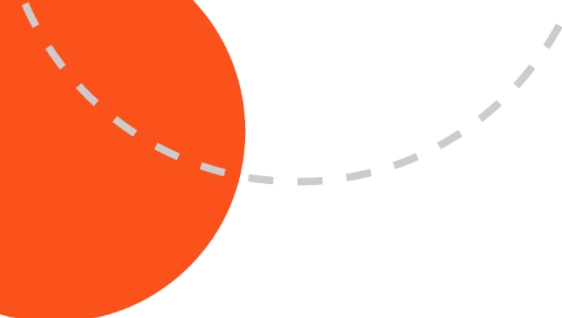


Abbeyfield House, Chapel Lane, Hadleigh, Essex, SS7 2PW

Care Home With Development Potential / £1,200,000 / t. 01702 555888







Prime development opportunity with 14 bedroom care home in sought-after Hadleigh, Essex Location. Are you an astute investor or developer searching for a remarkable opportunity in the heart of Hadleigh? Look no further! Situated in the prestigious Abbeyfield House on Chapel Lane, this expansive land property holds immense potential for development subject to planning. With its vast plot measuring approximately 179ft wide x 90ft deep, this rare offering is a real gem waiting to be transformed. Currently accommodating a 14 bedroom care home with 2 first floor flats and numerous receptions and bathrooms, car park and gardens surrounding the entirety.

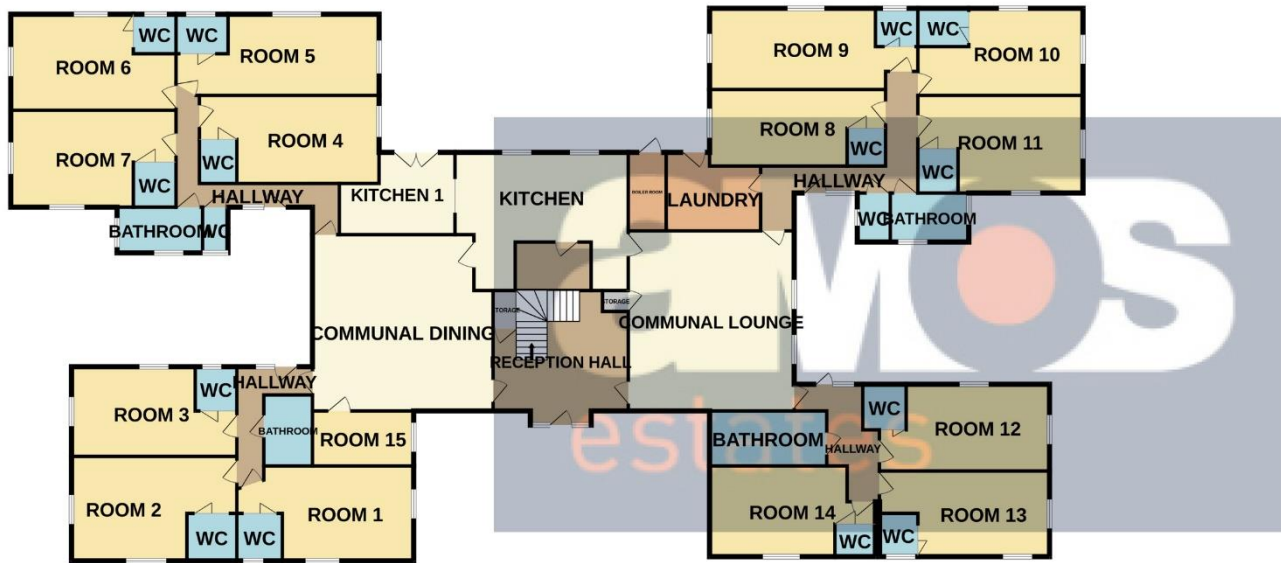
Situated in the sought after 'Chapel Lane', this property boasts a prime location that is highly desirable for both residents and investors alike. The tranquil surroundings and charming ambiance make this an ideal destination for prospective buyers looking to build their dream homes. The convenient proximity to the country park, Hadleigh Castle and town centre further enhances the appeal of this development opportunity, along with excellent local schools nearby.

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A space to call home.

GROUND FLOOR



1ST FLOOR



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 Prime Location



Highlights

- / Development Opportunity In Heart of Hadleigh
- / Sought After Chapel Lane Location
- / Currently A 14 Bed Care Home With 2 First Floor Flats
- / Walking Distance To Country Park & Town Centre
- / Potential For New Build Houses (subject to planning)
- / Plot Measuring Approximately 179ft Wide x 90ft Deep
- / Excellent School Catchments
- / Rare Opportunity
- / Communal Lounge & Dining Room
- / Kitchen Facilities
- / Ample Parking

**Reception Hall 15'3 Max x 15'4 ** Doors leading to communal lounge and dining room, stairs to first floor.

**Communal Dining Room 20'6 x 20' ** Doors leading to kitchen, Room 15 and Rooms 1-3 and 4-7.

**Communal Lounge 20'4 x 19'11 ** Doors leading to kitchen and Rooms 8-11 and Rooms 12-14.

**Kitchen 16'2 x 18'8 With Doors To Further Kitchen Area 11'9 x 7'8 **

**Room 15 ** 11'5 x 5'10.

**Rooms 1-3 **

Communal hallway leading to:

Room 1 - 21'1 Reducing To 17'6 x 10'9 With W.C.

Room 2 - 18'9 Reducing To 12'11 x 11'10 With W.C.

Room 3 - 18'9 Reducing To 15'7 x 11' With W.C.

Communal Bathroom.

**Rooms 4-7 **

Communal hallway leading to:

Room 4 – 20'6 Reducing To 17' x 10'1 With W.C

Room 5 – 24'1 Reducing To 20'7 x 10'1 With W.C.

Room 6 – 18'9 Reducing To 13'1 x 11'9 With W.C.

Room 7 – 18'9 Reducing To 15'6 x 11'1 With W.C.

Communal Bathroom and Separate W.C.

**Rooms 8-11 **

Communal hallway leading to:

Room 8 – 20'5 Reducing To 16'11 x 10' With W.C.

Room 9 – 24' Reducing To 20'5 x 9'2 With W.C.

Room 10 – 18'9 Reducing To 13'2 x 11'9 With W.C.

Room 11 – 18'9 Reducing To 15'6 x 11'1 With W.C.

Communal Laundry Room 11'9 x 7'3

Communal Bathroom and Separate W.C.



Rooms 12 – 14 \

Communal hallway leading to:

Room 12 – 18'9 Reducing To 15'7 x 11'1 With W.C.

Room 13 – 18'9 x 11'9 With W.C.

Room 14 - 21'1 Reducing To 17'5 x 10'9 With W.C.

Communal Bathroom.

Boiler Room 7'8 x 5'2 \

**First Floor Accommodation ** Comprising of two flats (one currently used as office) and tank room.

Tank Room 11'5 x 7'10 \

Flat 1 \

Entrance Hall with doors to accommodation.

Lounge/Diner 25'11 x 13'1

Kitchen 11'5 x 6'1

Bedroom 12'5 x 10'8

Bathroom 11'6 x 5'11

Flat 2 \

Lounge/Diner/Kitchen (currently used as office) 25'9 x 12'3

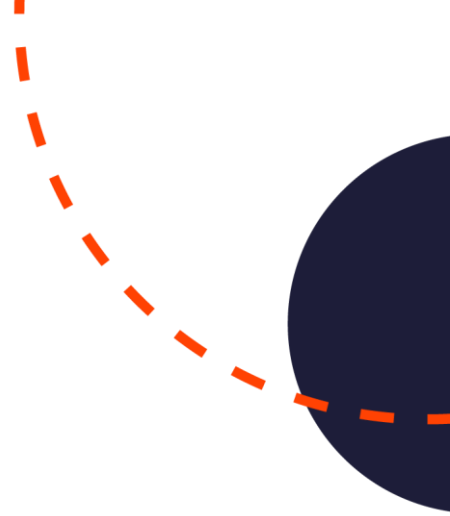
Bedroom 9'11 x 8'9

Bathroom 12' x 5'10

Outside \

Sitting on a generous plot, the development currently offers ample parking spaces, timber sheds and communal gardens.











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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

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