



Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

Offers over £695,000 Freehold

'Copper Beeches' 138 High Street Collingham NG23 7NH

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Email mail@jfea.co.uk
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A Unique Opportunity to Acquire A Former Residential Care Home With Development Potential *

Occupying a superb plot of approximately 0.75 acres, this substantial former residential care home offers a rare opportunity to acquire a 20 bedroom property with existing C2 usage. Located in a desirable tree-lined setting, the site includes a range of outbuildings and presents significant scope for residential re-development, subject to obtaining necessary planning consents.

The main building currently comprises generous accommodation over three floors, previously used for care purposes, alongside communal living areas, staff facilities, and service spaces. The expansive grounds provide ample space for further development or landscaping, making this a compelling proposition for developers, care operators, or residential investors alike.

The property is offered for sale to interested parties in strong proceedable purchasing positions - with the ability to legally complete within 12 weeks from offer acceptance. Further information available on request.

* Subject to planning and useage consents















Asking price : Offers over £695,000 Freehold

Council tax band H

Flood Risk : Low Risk

Gas central heating

Double glazing

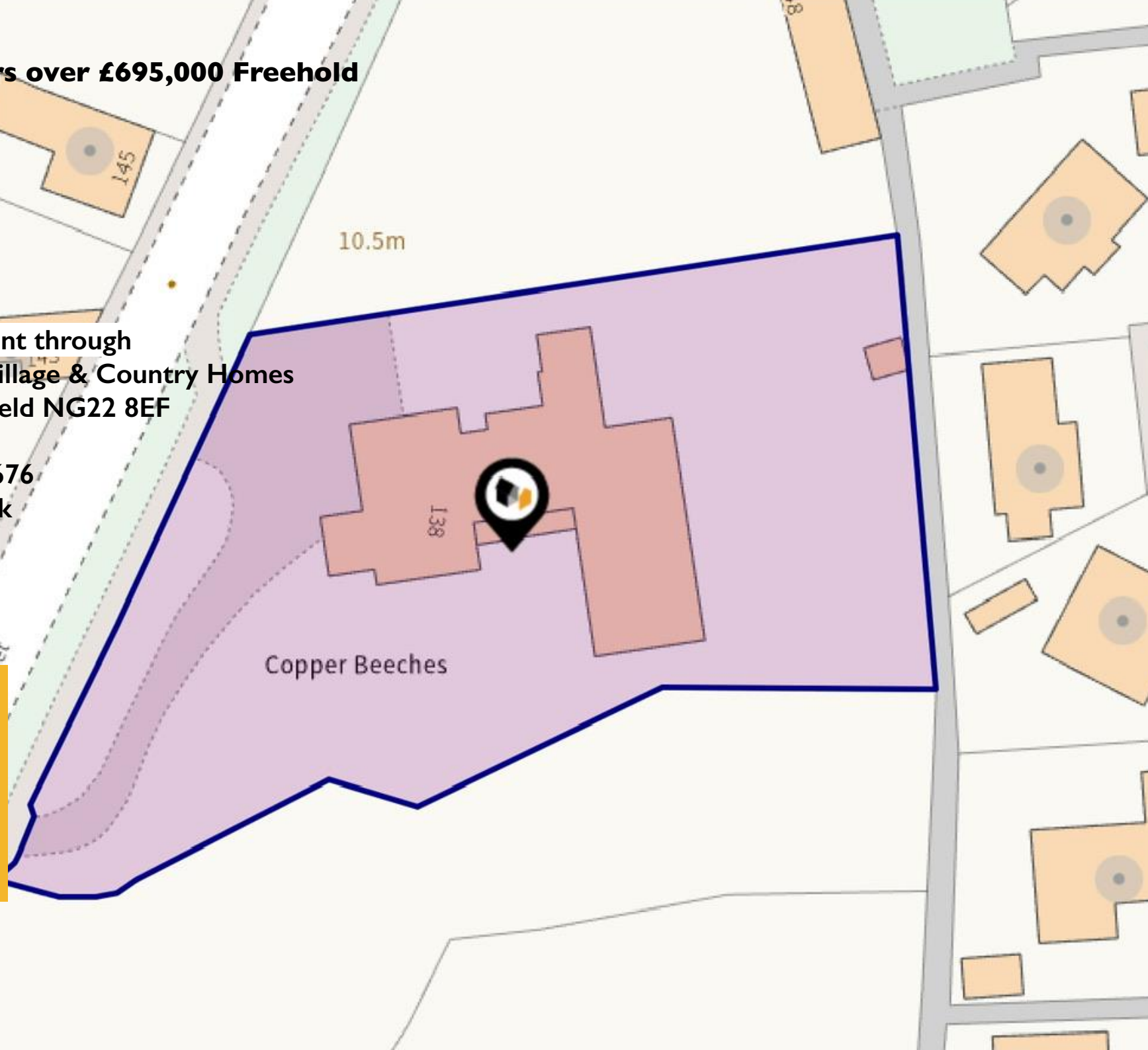
All main services

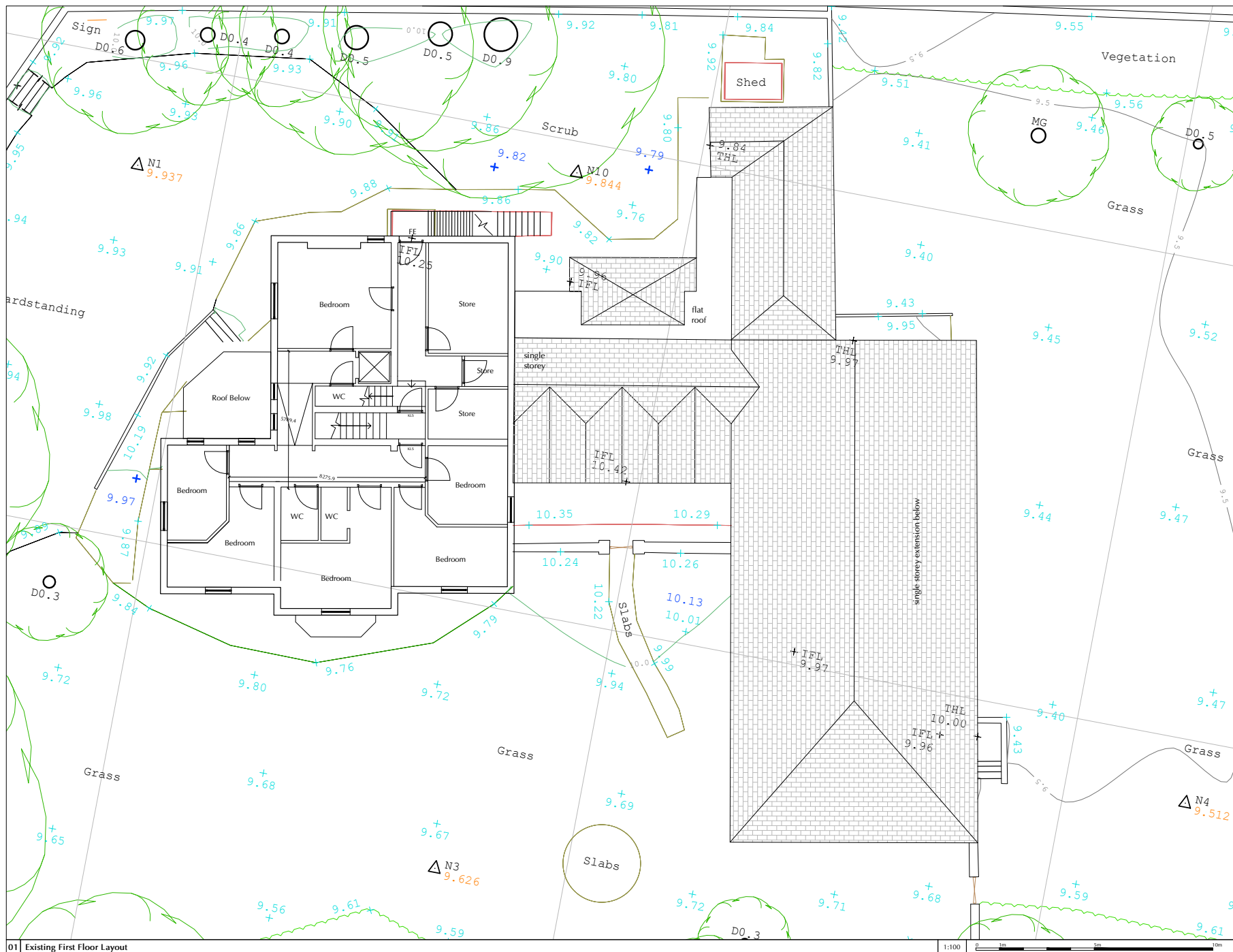
Viewing by appointment through
Jonathan Fitzpatrick Village & Country Homes
64 Main Street Farnsfield NG22 8EF

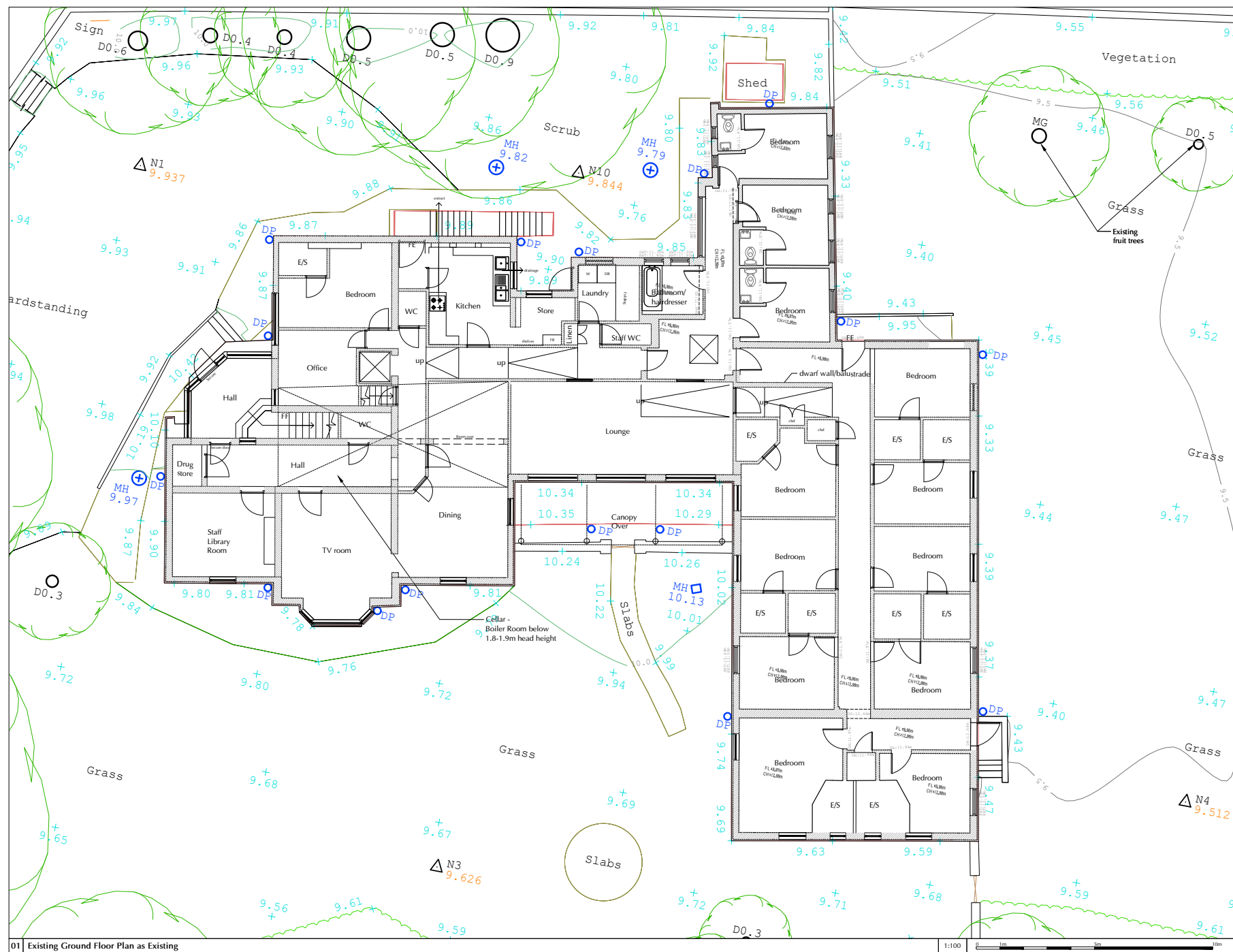
Telephone 01623 392676

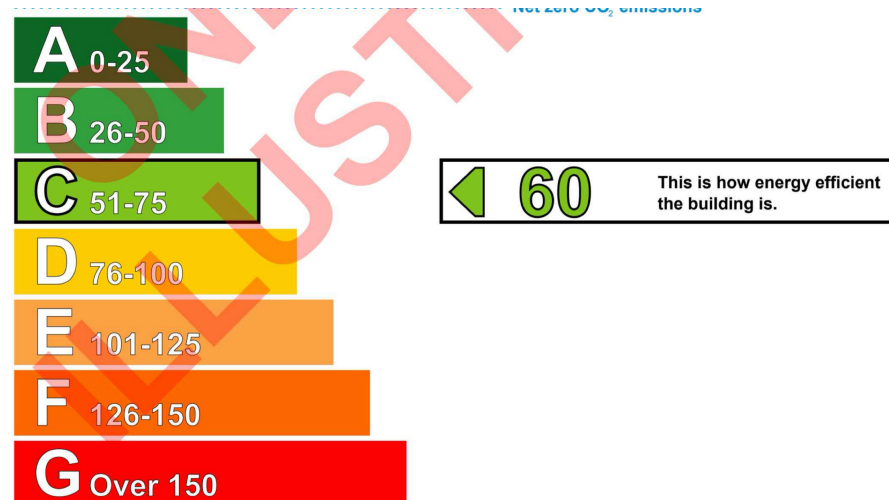
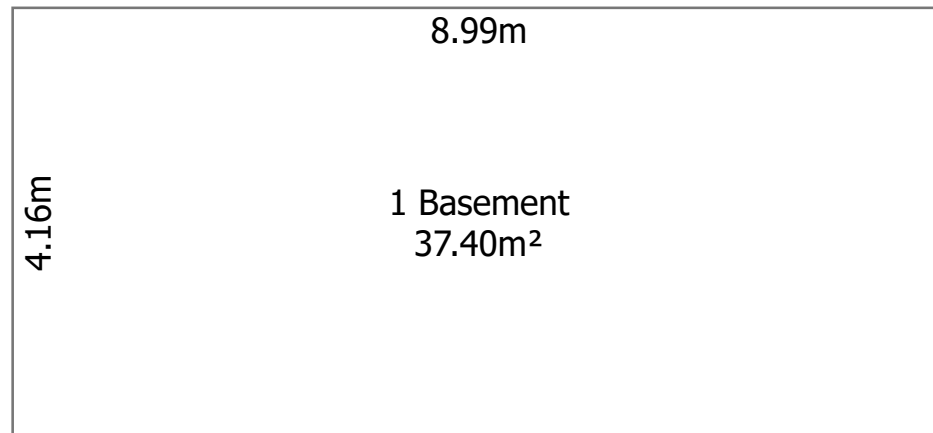
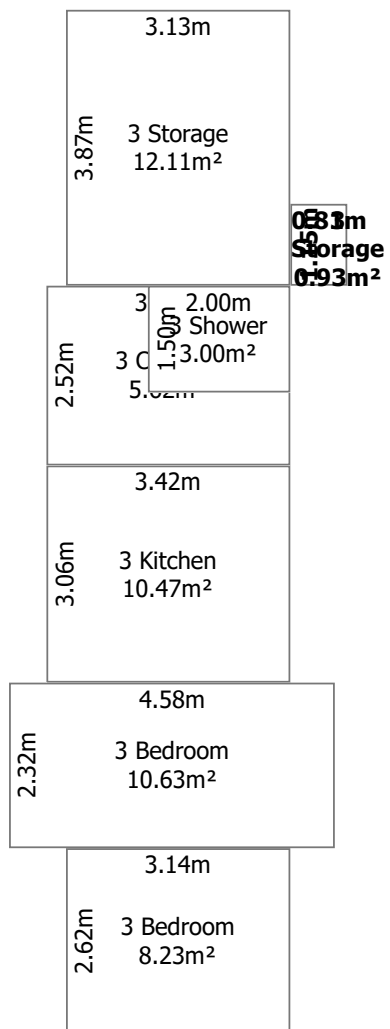
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements