



# FOR SALE



**Freehold 30 Bedroom Care home, With Potential For Alternative Use, Subject To Planning Consent**

**The Old Rectory, 33 Leigh Lane, Bramshall,  
Uttoxeter, ST14 5DN**

OFFERS BASED ON:

**£1,200,000**

## KEY FEATURES

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Idyllic village location overlooking the vale of Bramshall.

30 Bedroom care home ( 22 of which are ensuite).

Suitable for a variety of uses including residential, subject to consent.

Set in 1 acre (or thereabouts) of formal grounds.

Approximately 8,000 sq. ft. with potential to extend.

Outstanding countryside views Can be purchased as a going concern.

Freehold.

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OFFERS BASED ON: £1,200,000



## LOCATION

The Old Rectory is set in the small village of Bramshall outside Uttoxeter. The property overlooks the vale of Bramshall which forms a backdrop of unspoilt English Countryside.

## BRAMSHALL

Bramshall is a pleasant village which lies just 2 miles west of the market town of Uttoxeter. Predominantly residential, the village also includes two well established public houses, The Strawberry Garden Centre & Tea Rooms, and a butchers.

## UTTOXETER

Uttoxeter is a popular Staffordshire market town only 0.9 miles from the A50, going Northeast towards Derby and Northwest towards Stoke-On-Trent.

The town is 14 miles (23 km) from Burton upon Trent via the A50 and the A38, 14 miles (23 km) from Stafford via the A518, 16 miles (26 km) from Stoke-on-Trent via the A50, and 20 miles (32 km) from Derby via the A50 and the A38, and 11 miles (18 km) north-east of Rugeley via the A518 and the B5013.

Uttoxeter boasts a racecourse, bus station, mainline Railway Station, and good onward connection to the major road networks. The town affords a wide range of local amenities .

Uttoxeter town centre underwent a development scheme in 2006-2007, with the Market Place, Market Street, Queens Street, Carter Street, and High Street receiving new stone paving and street furniture.



## DESCRIPTION

Built in 1900, The Old Rectory comprises a 30 bedroom care home set across the original Rectory and a more modern three story extension added in 1989. 20 of the 30 bedrooms have ensuite facilities and the currently trades as a residential care home for over 65's, thus potentially appealing to purchasers within the care sector looking to add to an existing portfolio. The property extends to approximately 8,000 sq. ft. and is now considered an ideal opportunity for alternative use, including residential, subject to planning consent.

Set in 1 acre of formal gardens and grounds, the property benefits from far reaching countryside views of the vale of Bramshall to the rear and ample car parking to both sides of the property. The Old Rectory itself extends to some 8,000 sq. ft. ( 743.49 sq m) and incorporates residents lounge and dining facilities, commercial kitchen, staff areas, lift access and two separate stairwells to the upper floor accommodation. To the rear of the property is a decked terrace and seating area leading onto the gardens.

## ACCOMMODATION

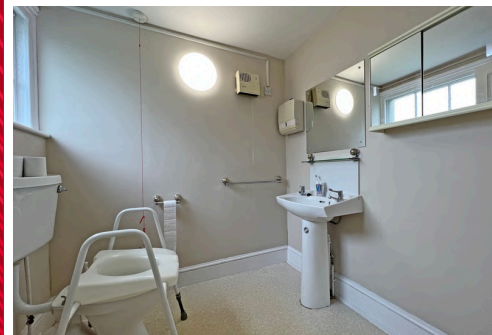
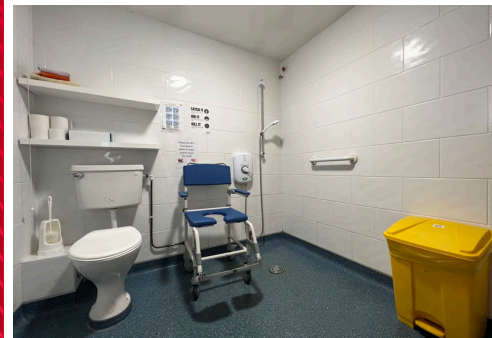
Reception/Entrance.  
Quiet Lounge, Dining Room, Living Room, Stores.  
Inner hallway, Laundrette, commercial Kitchen, food store.  
Managers office, stores, 30 bedrooms (20 of which are ensuite).  
Inner courtyard, lift access and two stairwells to the upper floors.

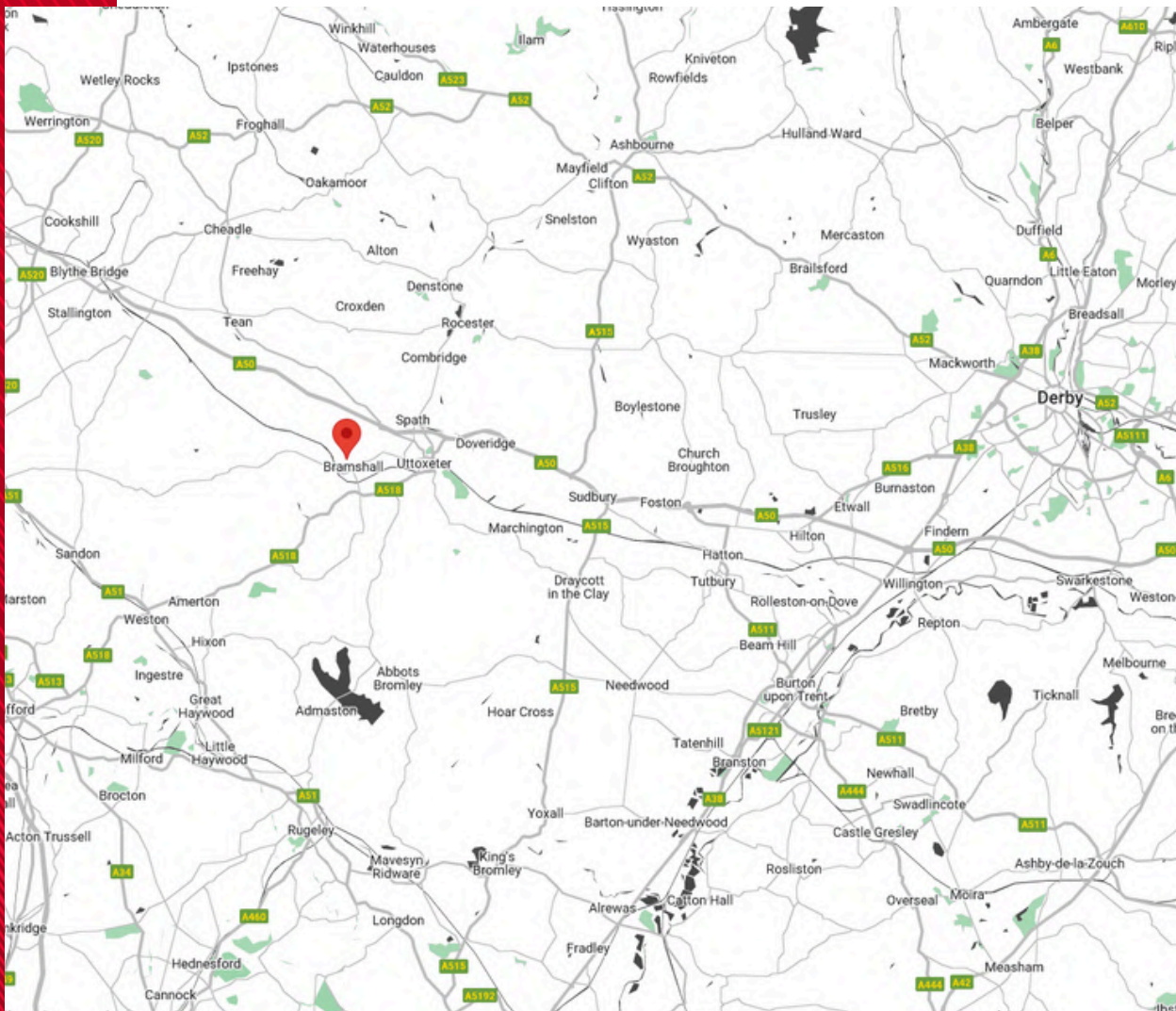
## EXTERNAL

Set in grounds of 0.944 acres ( 0.382 hectares) with car parks to the front and side with formal gardens to the rear. There is a large raised decked terrace to the rear of the property.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless otherwise agreed.





## SITE AREA

0.944 acres (0.382 hectares).

## EPC

Available upon request.

## LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## PRICE

Offers based on £1,200,000 are sought for the Freehold interest.



# CONTACTS

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