



Abbeywood, Wharf Road, Ash Vale GU12 5AX

FOR SALE

Freehold available for former care home (1.04 acres)

**1.04 Acres
(0.42 Hectares)**

DESCRIPTION

Abbeywood comprises a former care home, built in the 1980s offered with full vacant possession. The site comprises the main building with ancillary out buildings to the rear. Access is from Wharf Road with an existing car park onsite.

The property is a two storey brick built building which has been used as a care home up until recently. The property benefits from the use of 17 car parking spaces.

- ✓ **Redevelopment opportunity**
- ✓ **1.04 acre site**



LOCATION

Abbeywood care home site is located in Ash Vale, Surrey in a residential area off Wharf Road. The site is adjacent to the Ash Vale health centre. The property is well served by public transport with an extensive local bus network and is also served by Ash Vale station with a direct London Waterloo service and the Guildford to Ascot line along with Ash and North Camp stations.

ACCOMMODATION

Site Area	Acres	HA
Total	1.04	0.42

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC EPC Rating: C (74)



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Regulated by RICS 16-May-2024

VIEWING & FURTHER INFORMATION

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