

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

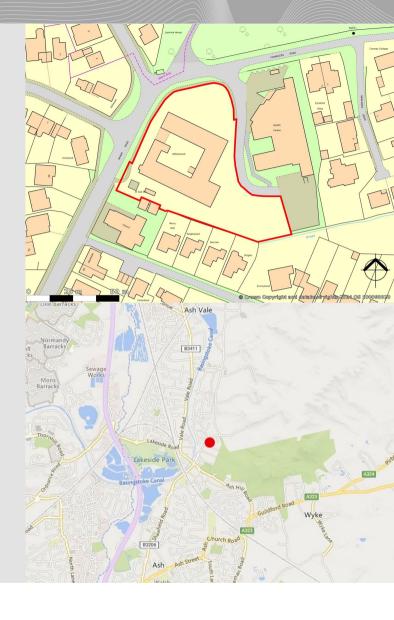
VAT

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)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. Alt rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Will Farrer 07729 074367 wfarrer@lsh.co.uk

Tim Shaw 01483 446711 tgshaw@lsh.co.uk