

# Pontypridd Nursing Home

## Maesycoed

Lambert  
Smith  
Hampton

FOR SALE **FREEHOLD**

**FORMER CARE HOME/ DEVELOPMENT OPPORTUNITY**

Gross Internal Area of 2,243 sq m (24,140 sq ft) | 0.78 acres (0.31 hectares)

| Maesycoed Road | Maesycoed | Pontypridd | CF37 1HZ |



- ✓ Asking Price £1,250,000
- ✓ Gross Internal Area of 2,243 sq m (24,140 sq ft)
- ✓ 0.78 acres (0.31 hectares)
- ✓ Freehold site
- ✓ Opportunity to develop (STP)

## Location & Situation

The property is situated in Pontypridd, a town that lies alongside the north south dual carriageway, A470 between Cardiff and Merthyr Tydfil. South of the town is the A473 for access to Llantrisant and Pencoed and to the west is the A4058, which follows the River Rhondda to Porth and the Rhondda Valley beyond.

The property itself can be accessed off Maesycod Road, an area predominantly made up of residential dwellings with local convenience facilities.





## Description

The site measures approximately 0.78 acres (0.31 hectares) and accommodates two detached buildings formally trading as a nursing home.

**Building 1** forms partly two and part three storeys. It provides an entrance hallway, kitchen, dining room, 5 W.C facilities, 7 ancillary areas, 2 “care taker’s” cupboards, laundry room, boiler room, staff room, lounge, salon, shower room and meds room on the ground floor. The first floor comprises 20 bedrooms with en-suite facilities, 3 bedrooms without an en-suite, shower room, W.C, Sluice room, lounge, kitchen, 2 bathrooms and 3 ancillary areas. The second floor provides a bedroom with an en-suite facility, 15 bedrooms without en-suite facilities, a lounge, 2 shower rooms, Sluice room, bathroom, W.C and 2 ancillary areas.

**Building 2** is comprised over two storeys with the ground floor accommodating an entrance hallway, office, lounge, kitchen/diner, 10 bedrooms with en-suite facilities, 1 bedroom with no en-suite facility, 2 bathrooms, 2 W.C facilities. The first floor comprises 8 bedrooms with en-suite facilities, 2 lounges, kitchen/diner, bathroom, 2 W.C facilities, laundry & boiler room, office & medication room and storage area.

Externally the site is of tarmacadam surface and provides vehicular parking to the front. There are small yard and grassed areas surrounding the site for use as outdoor space. The title includes an additional 7 parking spaces along the front access way to the site. This also houses an enclosed refuge area alongside.

The previous operator was registered with Care Inspectorate Wales (CIW) and were authorised to provide accommodation, together with personal care and nursing care for up to 58 people aged over 18 years at the property.





Building 1

Building 2





## VAT

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

## Business Rates

There is no current rateable value available due to the buildings being formally occupied as a nursing home.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## Tenure

Freehold property held under title **WA7233217**.

The site is being sold with vacant possession.

## EPC

Copies of the EPC's are available upon request

## Services

We understand that the site benefits from mains gas, water, electric and drainage.

## Legal Costs

Each party is responsible for their own legal costs.

## Asking Price

**£1,250,000**

(One Million Two Hundred and Fifty Thousand Pounds).

## Viewing and Further Information

Viewing strictly by prior appointment please contact:

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## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

Description	Sq Metres	Sq Feet
Building 1	1,263	13,604
Building 2	979	10,536
<b>Total Gross Internal area:</b>	<b>2,242</b>	<b>24,140</b>