



AVENS COURT, 1 BROOMCROFT DRIVE, PYRFORD, WOKING GU22 8NS

Summary

- Vacant detached former care home extending to approximately 16,695ft² situated on a 0.64 acre site
- Planning permission refused for conversion to create 13 flats (2 x 1 bed, 4 x 2 bed and 7 x 3 bed) totalling 12,583ft²
- Potential for continued use as a care home or alternative uses including residential, STPP
- To be offered for sale with a guide price of £2,000,000+ (£119psf) in the Allsop auction on 19th & 20th June, unless sold prior

Description

The existing property comprises a former 46 bedroom care home situated over 2-storeys (plus basement) extending to approximately 16,695ft² GIA positioned on a 0.64 acre site.

Formerly known as Avens Court, the care home ceased trading in 2020 and is in need of refurbishment, a programme of refurbishment works began on the second floor but were never completed.

Location

The property is located on Broomcroft Drive, a residential road within the affluent Surrey area of Woking.

The property is well located for several public parks and open spaces, including RHS Garden Wisley.

The nearest train station is Woking, which is situated approximately 1.8 mile from the property.



Existing Accommodation Schedule

| Floor | GIA m ² | GIA ft ² | No. Of Rooms |
|--------------|--------------------|---------------------|--------------|
| Basement | 50 | 538 | 0 |
| Ground | 811 | 8,730 | 21 |
| First | 486 | 5,231 | 18 |
| Second | 204 | 2,196 | 7 |
| Total | 1,551 | 16,695 | 46 |

Planning and Development Potential

The property is locally listed however, is not located within a conservation area.

Planning permission was refused by Woking Borough Council on 20th March 2024 (app ref: PLAN/2023/0791) for the change of use from care home (Use Class C2) to residential (Use Class C3) comprising 13 residential flats (2 x 1 bed, 4 x 2 bed and 7 x 3 bed) totalling 12,583ft².

The planning was refused on the basis of insufficient on-site parking and absence of S106 agreement in relation to contributions towards mitigation measures regarding the effect on the integrity of the Thames Basin Heaths Special Protection Area. The property offers potential for conversion to residential if these issues are addressed.

The property also offers potential for continued use as a care home or alternative uses, including nursery, education or community use subject to obtaining the necessary consents.



Tenure

The property is being sold freehold.

VAT

We understand the property is not elected for VAT.

Terms

To be offered for sale with a guide price of £2,000,000+ (£119psf) in the Allsop auction on 19th & 20th June, unless sold prior.

Contact

To discuss any aspect of this property or the disposal process, please contact the Seller's joint auctioneers:

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