



Former Castle Hill House

Ref: 3878291

Bimport, Shaftesbury, SP7 8AX

Freehold: £1,100,000

Closed care home formerly reg for 30

30 single bedrooms, 15 with en suite

Close to centre of town with level walk

Scope for variety of uses, STPP

Ceased trading in November 2022

EPC rating C





Description

Castle Hill House is detached three-storey property, the original listed building was built as an 18th Century Gentleman's House, which had subsequently been used as a maternity hospital and a children's hospital. It has been used as a care home for many years, originally in the listed building with the earlier rear extension being added following a 1998 planning permission to achieve a total of 15 bedrooms.

The main three-storey side extension was added following planning permission in 2000 to double the number of bedrooms.

Since 2018, the bedrooms in the original building ceased to be used with the business operating off just the 15 bedrooms in the main side extension until finally closing completely in November 2022.

Location

Shaftsbury is in north Dorset, close to the western boundary of Wiltshire and the eastern boundary of Somerset. The town is roughly midway between Salisbury and Yeovil, which are both approximately 22 miles distance by car to the east and west respectively. Bath is about 35 miles to the north and Bournemouth is about 32 miles to the south east.

The A350 passes north south through the town linking to the A303 to the north and the A354 to the south. Bimport (B3091) is a road to the south west of the town and the property is located on the north side of the road opposite the junction with Abbey Road.

Other properties in the vicinity are mainly residential in nature but also include a church, a hospital, ambulance station and public parks.

The Opportunity

This is an excellent opportunity to purchase a property which subject to all necessary permissions could be suitable for a variety of different planning uses, eg care, hotel, HMO or residential conversion. The care home ceased trading in November 2022 and is offered for sale on a closed and vacant basis.

It is located in a central location within this sought after Dorset town and early interest is recommended.



Internal Details

Upper Ground Floor:

Reception hall, lounge, dining room, office, seven en suite bedrooms, hair salon, library, treatment room, shower room with WC, bathroom with WC, two passenger lifts

Lower Ground Floor:

Five en suite bedrooms, lounge, two separate WC, kitchen, laundry, bathroom with WC, office, staff room, two plant rooms, storage room

First Floor:

11 bedrooms five of which have en suite, two shower rooms with WC, separate WC, two store rooms, kitchenette, staff room

External Details

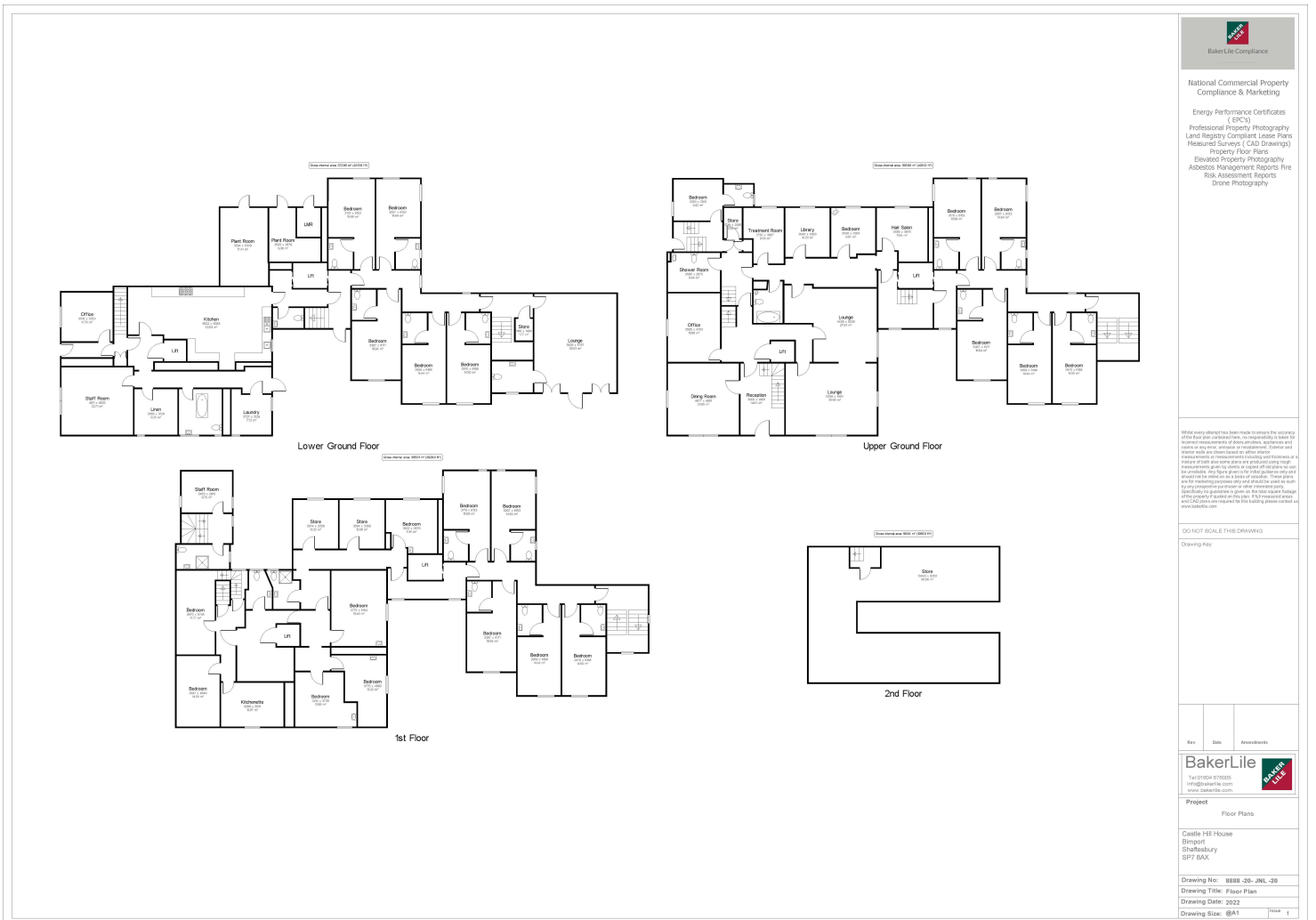
There is a small courtyard garden with a paved surface facing Bimport, together with a large tarmac car park for approximately 12 cars. There is a very small service yard to the rear, which is accessed across the neighbouring property's car park. The main garden is off the most recent extension and comprises a lawn, raised borders, trees and shrubs.

Tenure

Freehold

Fixtures & Fittings

We are advised that all trade fixtures and fittings are owned outright.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Charles Phillips

Director

M:+44 7764 241 346

E:charles.phillips@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189