



## Egerton Lodge

Ref: 5771015

Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ

Freehold: £1,550,000

Grade II listed converted building

Closed former residential home

44 ensuite bedrooms

C2 Usage/Asset Sale

Located in the town centre

EPC rating exempt

*On the instructions of Leonard Curtis Recovery Limited -Joint Administrators*



On the instructions of Leonard Curtis Recovery Limited -Joint Administrators Closed Former Egerton Lodge Residential Home, formerly registered for up to 44 residents, presents an ideal opportunity for either existing C2 use (Care) or to redevelop for alternate use, subject to the necessary planning permissions.



### Location

The home is located in the sought after Leicestershire Town of Melton Mowbray. Positioned next to Memorial Gardens on Wilton Road, the home sits on a prominent position within the town centre and is close to Melton Mowbray railway station. Melton Mowbray is a popular location and is also well connected to both Leicester City Centre and Nottingham City Centre. This historic town is only around 11 miles from the desirable Rutland Water.

### Internal Details

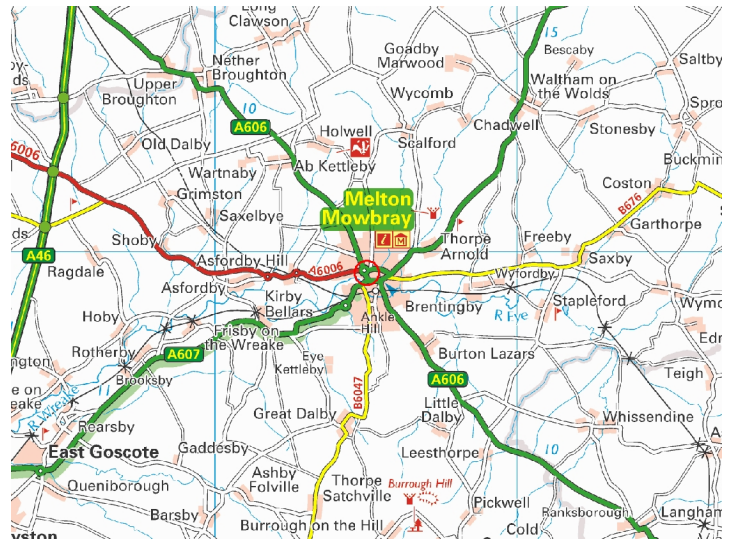
The home comprises of:

Ground floor  
3x lounges  
1x dining room  
2x offices  
18x bedrooms  
1x enclosed court yard

Lower Ground  
1x laundry  
1x plant room  
1x staff locker room  
1x kitchen  
1x staff room  
1x staff training room

Second floor  
23x bedrooms  
3x bathrooms  
1x W/C

Third floor  
3x bedrooms



### Description

The Property is a converted four storey Grade II listed building situated in the heart of Melton Mowbray. The home benefits from a lift, with the added benefit of the lower ground floor is dedicated to staff and back of house.

The home comes with a small section for private parking, but also sits next to a car park. To the side of the property there is access to Memorial Gardens and Edgerton Park, which can be enjoyed by residents and their families.





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## 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:

### Rosie Turner

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Nottingham



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.



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