



# Chilterns Manor

Ref: 2470405

Northern Heights, Bourne End, Buckinghamshire, SL8 5LE

Freehold: £2,800,000

Closed vacant care home

Planning granted to reconfigure & extend

PP for 42 bedrooms with en suite wet rooms

Potential to reconfigure layout to 45 bedroom

Potential for a high end boutique care home

EPC rated C





## Description

The Property comprises a converted former manor house which we understand has been in its current use for in excess of 25 years. The four storey building is of brick construction under a pitched tile covered roof and has been extended on several occasions to the side and rear. Elevations are mainly brick with some areas of hanging clay tiles. The building is predominately single glazed. There is a small single glazed conservatory to the rear which is metal framed.

## Location

The Property is situated at the end of a private residential road with large detached dwellings located within village of Bourne End, 5 miles south west of High Wycombe, 4 miles east of Marlow. Buckinghamshire is in South East England and borders Greater London.

London is approximately 30 miles from the Property accessed by the M40 which is less than three miles from the Property and connection to the M25 and wider motorway network.

## Internal Details

The existing accommodation as follows:

Residents' Areas; 19 bedrooms arranged over 3 floors; Lower Ground Floor, 2 en suite bedrooms: Ground Floor, 6 en suite bedrooms: First Floor, 11 bedrooms (4 en suite), Sitting room, conservatory, and dining rooms, Two bath and/or shower rooms

Service Areas; kitchen and associated stores, nurse or carer and managers offices, linen stores and laundry, medicine room, boiler room, staff room, stores and managers flat located on second floor.

## External Details

Externally to the front of the Property is a car park with space for approximately 10 cars. Areas are currently fenced off to the side and part rear which are the to start the foundations for the proposed extension and refurbishment works. The remaining rear garden includes a large rear patio which steps down to a lawned area and pond.

The Property occupies a sloping site (North east to south west) which extends to approximately 0.62 acres (2,515 sqm).



## Planning Permissions

Planning permission granted to reconfigure and extend the building to create the following layout;

Lower Ground Floor; 12 bedrooms with en suite wet rooms, drug store, 2 x store room, laundry, laundry store, kitchen, kitchen WC, cold room, dry store, boiler room.

Ground Floor; 15 bedrooms with en suite wet rooms, disabled WC, lounge, dining room, activity room, quiet room, kitchenette, 2 x WC, treatment room, nursing station, shop, managers office, waiting room, entrance foyer.

First Floor; 15 bedrooms with en suite, disabled WC, lounge, dining room, activity room, kitchenette, drug store, assisted bathroom, 2 x WC, nurses station, nail and hair bar, communal balcony, communal terrace.

Second Floor; 2 x office, 2 x WC, staff room, communal staff area.

Eternally to the front will be 15 parking spaces and refuse area, to the rear will be a large patio with steps down to lawn.

## The Opportunity

Chiltern Manor presents an opportunity for a care care home operator or developer to create a boutique high end care home providing a service for residents within the private fee market. Planning was been granted on 23rd August 2018 for the reconfiguration of the existing building and extensions to be added to both sides to create a 42 bedroom care home with en suite wet rooms. Our client advises the layout could be rearranged to provide 45 bedrooms (stpp).



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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:

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