



Highfield Residential Home

Ref: 3470740

The Common, Marlborough, SN8 1DL

Freehold: £1,500,000

Closed care home formerly reg for 26

24 bedrooms, 21 with en suite

PP for additional 18 en suite bedrooms

Affluent and sought after location

Scope for a variety of uses STPP

EPC Rating C





Description

The property comprises a large Victorian built former private residential building that has been converted and extended to form a three storey residential care home for the elderly. There is a small basement which contains one of the central heating boilers. The lounges are well presented and include an attractive garden room to the rear and separate dining rooms. The internal décor is well presented and features several original features including plaster cornices, original internal doorways and ornate, original fireplaces.

The property benefits from a passenger lift to all floors.

The site extends to approximately 0.248 hectares (0.614 acres) including car parking area and gardens to the rear.

Location

The property is located in the market town of Marlborough in Wiltshire, approximately 15 miles south of Swindon and 18 miles west of Newbury. The town centre is within short walking distance of the property and contains many national and local shops and other local amenities.

Marlborough is accessible from the M4: J15 to the north via the A346, and J14 via the A338 to the north-east. Nearest access to mainline railway services is via the towns of Pewsey and Great Bedwyn circa 5.5 miles to the south and south east respectively.

The home is set back from The Common at its junction with the A346 Herd Street. It is directly opposite the Common: a large area of well-kept playing fields.

The Opportunity

The care home ceased trading in September 2023 and is now offered for sale on a closed and vacant basis.

This is an exciting opportunity to purchase a former care home which benefits from planning permission for an additional 18 bedrooms. There is tremendous scope to reopen the property as a care home or use it for a variety of different uses, subject to all necessary permissions.

Internal Details

Ground Floor:

Entrance hall, lounge, dining room, seven bedrooms six with en suite, kitchen, two offices, laundry, sluice room, two separate wc's.

First Floor:

13 bedrooms 11 with en suite, two bathrooms, two separate wc's, treatment room, staff room, staff wc.

Second Floor:

Four en suite bedrooms

External Details

To the side of the property is parking for numerous cars.

There is access to an attractive rear garden which is lawned with a range of mature trees, plants and shrubs. Patio area and paved walkways provide easy access for residents from the lounge.

Planning Permissions

Planning permission was granted by Wiltshire Council on 11th February 2019 under Application Reference Number 18/11905/FUL, for an additional 18 bedrooms. It should be noted that with alterations to the existing building if the planning was implemented there would be a total of 39 bedrooms.

We have been informed that suitable works have been commenced so that the permission is now live in perpetuity, though we advise interested parties to make their own enquiries to establish this.



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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Winchester



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