



## Chiltern View (closed vacant care home)

Ref: 2470407

198-200 West Street, Dunstable, Bedfordshire, LU6 1NX

Freehold: £1,500,000

Closed vacant care home

33 bedrooms (28 en suite)

Detached building GIA 874 sqm

May suit Specialist Care or Supported Living

May suit Children's Day Nursery STPP

EPC rating B







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## Description

Originally a pair of semi detached properties which have been interconnected and extended to the rear. The property is of traditional brick built elevations with pitched tiled roof to front and rear sections the middle section has a flat roof. Accommodation is mainly arranged over ground and first floors, the front and middle sections of the building benefit from a second floor, a basement is located near the front section of the building, a shaft lift serves all floors. The property is well presented and has double glazed windows throughout.

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## Internal Details

Basement - laundry, store room, lift motor room.

Ground Floor - 13 bedrooms (8 en suite), dining room, lounge, kitchen, garden lounge, pantry, shower room, office, sluice, staff changing room.

First Floor - 16 en suite bedrooms, bathroom, bathroom, boiler room.

Second Floor - 4 x en suite bedrooms, office, 2 x sluice.

Floorplans available

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## Location

Dunstable is a market town and civil parish in Bedfordshire, England, east of the Chiltern Hills, 30 miles (50 kilometres) north of London. Dunstable is the fourth largest town in Bedfordshire and along with Houghton Regis forms the westernmost part of the Luton/Dunstable urban area.

The A505 connecting to A5183 road lies at the heart of Dunstable's transport infrastructure, running north to south. The M1 motorway is situated to the east of the town in Luton at junction 11, which is about 2 miles (3 km) to the east of the town centre via the A505.

Dunstable is best served by the numerous bus operators providing routes to Luton, Leighton Buzzard, Houghton Regis, Aylesbury, St Albans, Harpenden, Luton, Toddington and Milton Keynes.

Luton's Legrave train station is 3 miles (5 km) distance, central Luton station 5 miles (8 km) distance and Luton's Airport Parkway station 8 miles (13 km) distance, all of which provide fast rail links to central London.



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## The Opportunity

Chiltern View presents an opportunity for an operator to set up a new care business such as a specialist care home, possibly mental health or addiction rehabilitation, alternatively a supported living setting. The property may lend itself to use as a Children's Day Nursery or special educational needs school, (subject to planning permission).

Alternatively, subject to planning permission, the building could be of interest to social housing providers, HMO operators or residential developers.

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## Planning Permissions

Planning has been granted for a "single storey side extension with new front entrance lobby and alteration works". Full details can be found under application CB/22/04736/FULL at Central Bedfordshire planning portal.

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## External Details

The property has a paved front garden. Iron gates to the left side of the building provide vehicular access down the left side of the building which leads to the rear garden which is partly paved and partly lawned.





## 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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