



# The Old Rectory

Ref: 5873280

Church Street, Tenbury Wells, WR15 8BP

Freehold: £795,000

Vacant C2 Property

23 Resident Bedrooms (9 En-Suite)

Town Centre Location

Grade II Listed

Previously Registered for 28

EPC Rating C

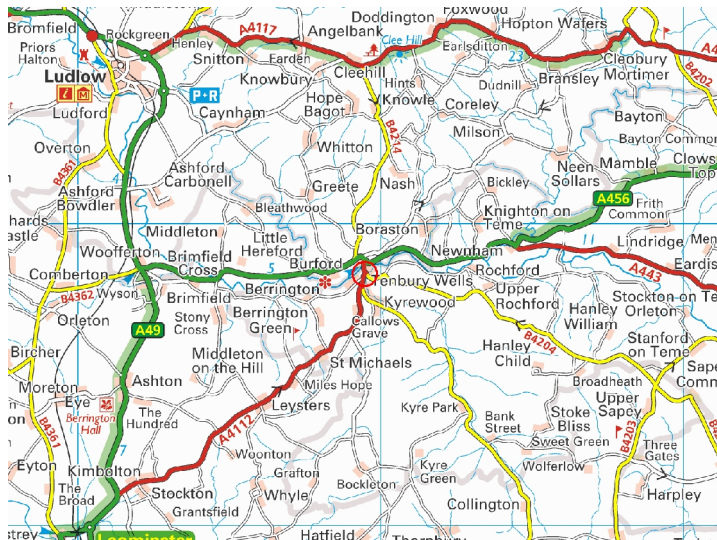


A former residential care home with C2 planning use benefiting from 23 bedrooms. The Old Rectory would be an ideal opportunity as a care facility or potentially for alternative use, however this would be subject to the relevant planning permission.



### Location

The Old Rectory is located within the old market town of Tenbury Wells. It is situated on a generous plot on Church Street within close proximity to the market square. The former care home is approximately 10 miles from the market town of Leominster as well as only approximately 18.5 miles from Kidderminster. Tenbury Wells offers public transport within a short distance of The Old Rectory.



### Description

The former Old Rectory Care Home is an attractive Grade II listed property with a painted rendered façade on the main property with an additional brick façade extension. The original property has been extended to side offering additional bedrooms and offers a spacious driveway and garden area.

### Internal Details

The accommodation is laid out over three floors including the extension offers an external garden area situated to the side of the property and car parking located to the front.



### Ground Floor

The ground floor accommodation briefly comprises;

- Ground Floor:
- 5 Resident Bedrooms
- Two Lounges
- Dining Room
- Office Space
- Storage
- Commercial Kitchen
- WC
- Shower Room



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### Other Floors

First Floor:  
15 Resident Bedrooms  
WC  
Bathroom

Second Floor:  
3 Resident Bedrooms  
Bathroom

Basement:  
Laundry  
Storage  
Staff Room

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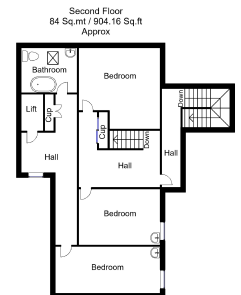
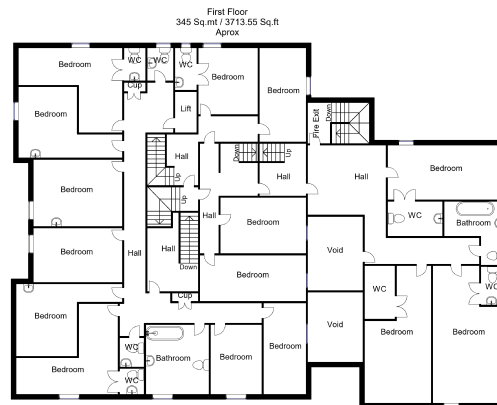
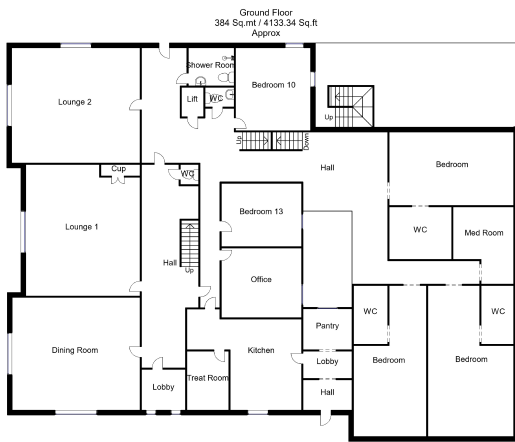
### Tenure

Freehold



## External Details

The property offers garden space to the side of the former care home with driveway accessed from the road and parking situated to the front of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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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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