



## St Teresa's

Ref: 3470760

### Windy Hall, Fishguard, SA65 9DU

Freehold: £750,000

Former care home and convent

Prime coastal location

Circa 2.4 acres

Detached one bed cottage & three bed bungalow

Suitable for a variety of care categories

Potential redevelopment opportunity (STPP). EPC B.





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## Location

The former St. Teresa's care home is located in Fishguard and commands a prime residential location with outstanding northwest facing views of the Harbour and Goodwick beach.

Fishguard is a popular market town which stands on the north Pembrokeshire Coastline some 15 miles north of the county and market town of Haverfordwest. Fishguard has the benefit of a good shopping centre together with a wide range of local amenities which include both secondary and primary schools, hotels, restaurants, public house cafes and leisure centre.

The county and market town of Haverfordwest is within easy driving distance and has the benefit of an extensive range of local amenities and facilities including secondary and primary schools, churches, banks, hotels, public houses and restaurants.

There are good road links along the Main A40 to Haverfordwest, Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, and London Paddington.



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## The Opportunity

St Teresa care home currently has under 10 residents in occupation and they have decided to close for trading and will be offered on a vacant possession basis by the end of summer. The property traded as a residential care facility and was registered with CIW for 27 residents.

The availability of St. Teresa represents a rare and outstanding opportunity to re-establish as a quality care home or a residential redevelopment opportunity in Fishguard commanding a prime location with commanding views of the harbour and Goodwick beach. We believe the property could also be of interest to alternate care use and residential developers wanting to either convert or build new property, subject to the necessary planning permission.

We are instructed to invite offers based on £750,000 for the freehold interest. Our client's preference is to sell the property on an unconditional basis.



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## Description

St Teresa is a former care home dating back to 1918 and run by the Sister of Mercy. The home is registered for 27 residents. The original care home has a modern extension connecting to a 14-bed convent and chapel.

The 2.4 acre site commands a prime location in Fishguard with outstanding north west panoramic sea views over the harbour and local beach. The site also has a detached one bedroom cottage and a three bedroom bungalow with parking for 20 cars (approximately) and formal gardens to the side and rear.

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## External Details

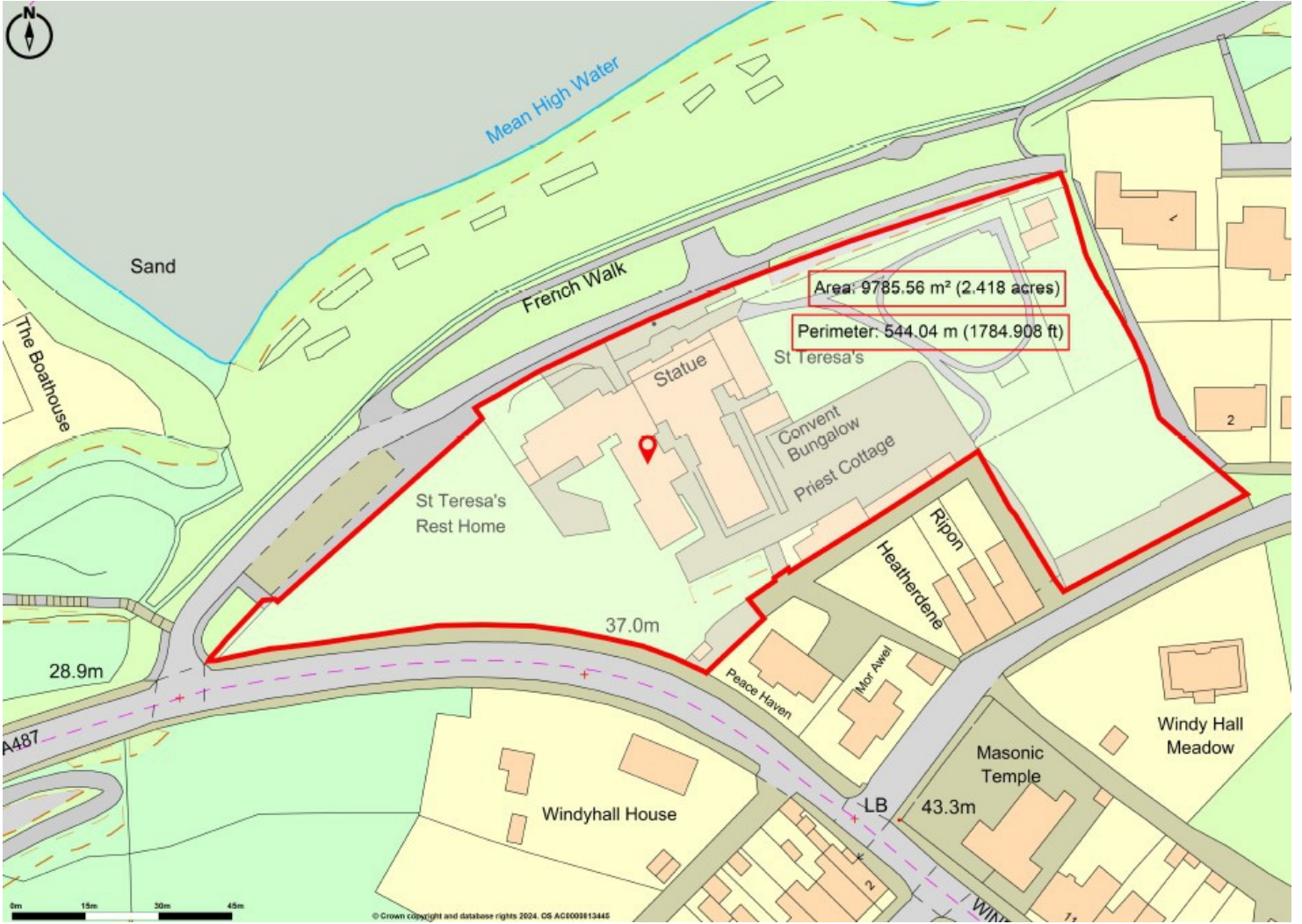
The approach to the home is via a private driveway which terminates at the main car park (approximately 20 cars) to the rear of the main buildings. The site is a total circa 2.4 acres, with formal gardens to rear and side.













## 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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Bristol



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