



Newbridge House

Ref: 3470719

169 Newbridge Hill, Bath, BA1 3PX

Freehold: £1,750,000

Attractive former care home

20 bedrooms over four floors

Planning for C3 single residential dwelling

c.0.58 acres, beautiful views to the south

Suitable for a variety of care categories

Suitable for redevelopment (STPP). Energy rating: D



Newbridge House is a striking detached Edwardian property sitting in large gardens and a total site area of around 0.58 acres.

An attractive property of traditional brick and Bath stone elevations under a pitched tiled roof and an appealing feature turret to the front elevation.

Accommodation is set over four floors which can each be accessed separately as well as through the main house. The property has retained many of its period features including a full length balcony flanking both sides and rear elevation offering panoramic views over Bath to the south.

Location

Newbridge House benefits from a superb location in a desirable suburb of Bath, under a mile from the city centre. Chelsea Road is within a short walk offering a thriving local high street with its variety of shops and amenities. There is easy access to the city centre via the local bus service or the Newbridge Park and Ride.

Newbridge itself is a desirable residential area of Bath, comprising mainly high quality residential housing. The city offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey among others. Newbridge House is located near to the Royal Victoria Park with its 57 acres of open space.

Bath Spa and Oldfield Park railway stations provide a main line link with London Paddington, Wales and the South West. Oldfield Park train station itself is conveniently located within a ten-minute walk from the property. The Royal United Hospital is only a five-minute walk away. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

External Details

Newbridge House has a prominent frontage onto Newbridge Hill with an attractive courtyard approach leading to the main entrance. There are landscaped gardens to the side and rear and a parking bay for three vehicles to the side. There is ample on street car parking in the near vicinity.

Internal Details

Accommodation is currently arranged as follows;

Ground floor: reception hallway, day space room, dining room, three bedrooms, kitchen, office, treatment room, two WC's.

Lower ground floor: five bedrooms, laundry, shower room, WC, two store rooms

First floor: eight bedrooms, office, WC, shower room

Second floor: four bedrooms, shower room, WC

Floor plans and a site plan are available on request.



The Opportunity

Newbridge House has closed for trading and will be offered on a vacant possession basis. The property traded as a residential care home for many years offering care for the elderly with CQC registration for a capacity of 20 clients.

The availability of Newbridge House represents a rare residential redevelopment opportunity in the heart of Bath. We believe the property will be of interest to residential developers and could be suitable for conversion to a large family home, or converted to a number of high-quality apartments.

Planning permission was granted for the change of use from a Residential Care Home (Use Class C2) to a Single Residential Dwelling (Use Class C3) and associated works - application number 24/00166/full.

Newbridge House also offer exciting potential for care providers seeking representation in Bath. Subject to the necessary consents we believe the property will also be of interest to elderly care providers, specialist providers and supported living operators.

We are instructed to invite offers based on £1,750,000 for the freehold interest.

Tenure

We are instructed to sell the freehold interest in Newbridge House inviting offers based on £1,750,000 on a vacant possession basis.



Development Potential

Our client secured planning permission in 2013 for the development of an additional 11 client bedrooms to the rear of the property. This permission has now lapsed but information can be supplied on request.





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:

Oliver McCarthy

Associate Director - Care

M:+44 7702 809 198

E:oliver.mccarthy@christie.com

Bristol



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