



Seahorses

- Vacant care home
- Lapsed CQC registration for 20
- Detached property with modern extension
- Suitable for a variety of care categories
- Potential redevelopment opportunity (STPP)
- Affluent Wiltshire village

73 Draycott Road, Chiseldon, Swindon, SN4 0LT

Freehold: £750,000

Ref: 3470753



DESCRIPTION

This former Dementia care home was registered with CQC for 20 clients, located in an affluent village in Wiltshire.

This detached property is situated in a desirable residential road, with far reaching views across the neighbouring countryside.

The original property was built in the 1950s, and a modern five-bed extension was completed in 2009. Total capacity was for 20 clients in 18 bedrooms, 15 of which have en suite facilities.

Further accommodation comprises a three-bed self-contained flat on the top floor. This was previously used as the owners' accommodation, and now houses the manager's offices and training room. This could easily revert to staff/owners' accommodation or potentially could increase the number of registered bedrooms, subject to planning.

LOCATION

This former care home is in Chiseldon, just off Junction 15 of the M4 on the A346 between Swindon and the historic market town Marlborough.

The care home is located on the edge of the village with scenic views across the Downs. This affluent village also has a good selection of local shops, pubs and two hotels.

INTERNAL DETAILS

Ground Floor - Reception, hallway and good day space areas including a dining room, sitting room, conservatory, kitchen laundry, 12 bedrooms, bathroom and WC.

First Floor - The remaining six bedrooms, bathroom and WC.

Second Floor - Staff bedroom, two offices, kitchen, bathroom and staff/training room.

The property also has a shaft lift to the first floor. The top floor can be accessed via an internal staircase with an additional external wrought iron fire escape to the side elevation.

EXTERNAL DETAILS

Approach is via a driveway leading to the front elevation with parking for several vehicles to the front.

To the rear is an attractive garden accessed via the conservatory. The extension, built in 2009, leads through the rear gardens.



THE OPPORTUNITY

Seahorses care home ceased trading in July 2024 and now offered on a closed basis with vacant possession. The CQC registration has lapsed.

The property represents an outstanding opportunity to re-establish a quality care home with exciting development potential. It would also suit specialist care providers.

Alternatively, we believe the property and site may lend itself to redevelopment for alternative uses, subject to the necessary consents. The current owner was exploring converting the site to 5 apartments and we do have plans on file for interested parties.

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.

REGULATORY





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DEBT & INSURANCE ADVISORY

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CONTACT

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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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CONDITIONS OF SALE

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