

FORMER CARE HOME IN AFFLUENT LOCATION WITH PLANNING PERMISSION FOR COMPREHENSIVE REFURBISHMENT

GUIDE PRICE £1,750,000

ABERCORN HOUSE, FERNHILL ROAD, BLACKWATER, CAMBERLEY, HAMPSHIRE, GU17 9HS



CREDIT ORME - Indicative CGI of the care home scheme, view from Woodlands Walk

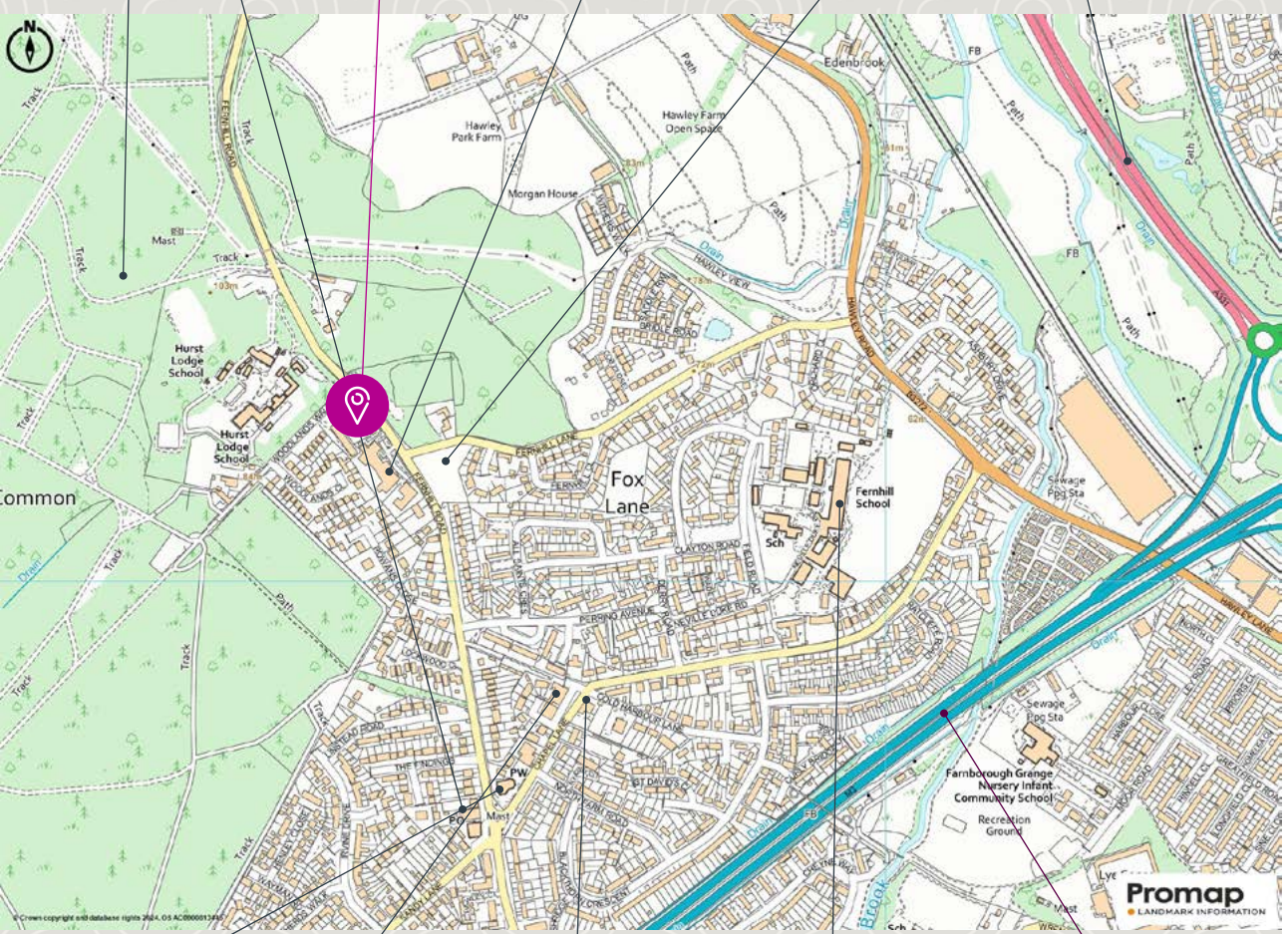


CREDIT ORME - Indicative CGI of the care home scheme, view from Fernhill Road
Floor plans and drawings can be downloaded from the SharePoint link on page 20.

- Former 96 bedroom care home in affluent location
- Located in a prominent roadside location in a desirable area
- Planning consent for redevelopment of the existing property for a 50 bedroom nursing home suitable for supported living, rehabilitation, specialist nursing care and nursing predominantly for patients or residents with complex conditions
- The planning permission has been implemented and remains extant
- May be suitable for alternative use redevelopment, subject to the necessary planning consents
- c. 1.23 acre site
- Current GIA of 3,256.88 sq m, equating to c. 33.92 sq m per resident
- Proposed scheme of 50 bedrooms and an indicative GIA of c. 3,787.86 sq m or 75.7 sq m per resident
- Average house prices of £454,320 in a 10km catchment
- Population of c. 379,259 within 10 km
- Freehold site sale
- EPC rating of 69 C

THE LOCATION

- Hawley Woods
- Co-op Food
- Abercorn House**
- Camberley Woods Care Home – Assisted Living
- Hamberley Neurocare
- A331 – northbound to A30 and Blackwater, southbound to Aldershot and A31



- Church & Community Hall
- Convenience Store
- Public House
- Fernhill School
- Junction 4 – M3: eastbound to London; westbound to Basingstoke



ABERCORN HOUSE, FERNHILL ROAD, BLACKWATER, CAMBERLEY, HAMPSHIRE, GU17 9HS

Abercorn House is located in the Blackwater area of Camberley and on the Hampshire/Surrey border. The populous area is adjacent to Camberley, Frimley and Farnborough.

There are a number of desirable amenities nearby including a convenience store, pharmacy, church community hall, Co-op food and sports and leisure clubs. The nearby town centres and high streets of Frimley, Camberley, Farnborough and Blackwater offer a choice of supermarkets, high street and boutique shops, cafes, restaurants, public houses, hotels, schools, and leisure clubs.

Abercorn House is within easy distance of numerous green community spaces including Hawley Woods, Hawley Farm Country Park, Watchmoor Nature Reserve, Frimley Lodge Park and Bramshot Farm Country Park.

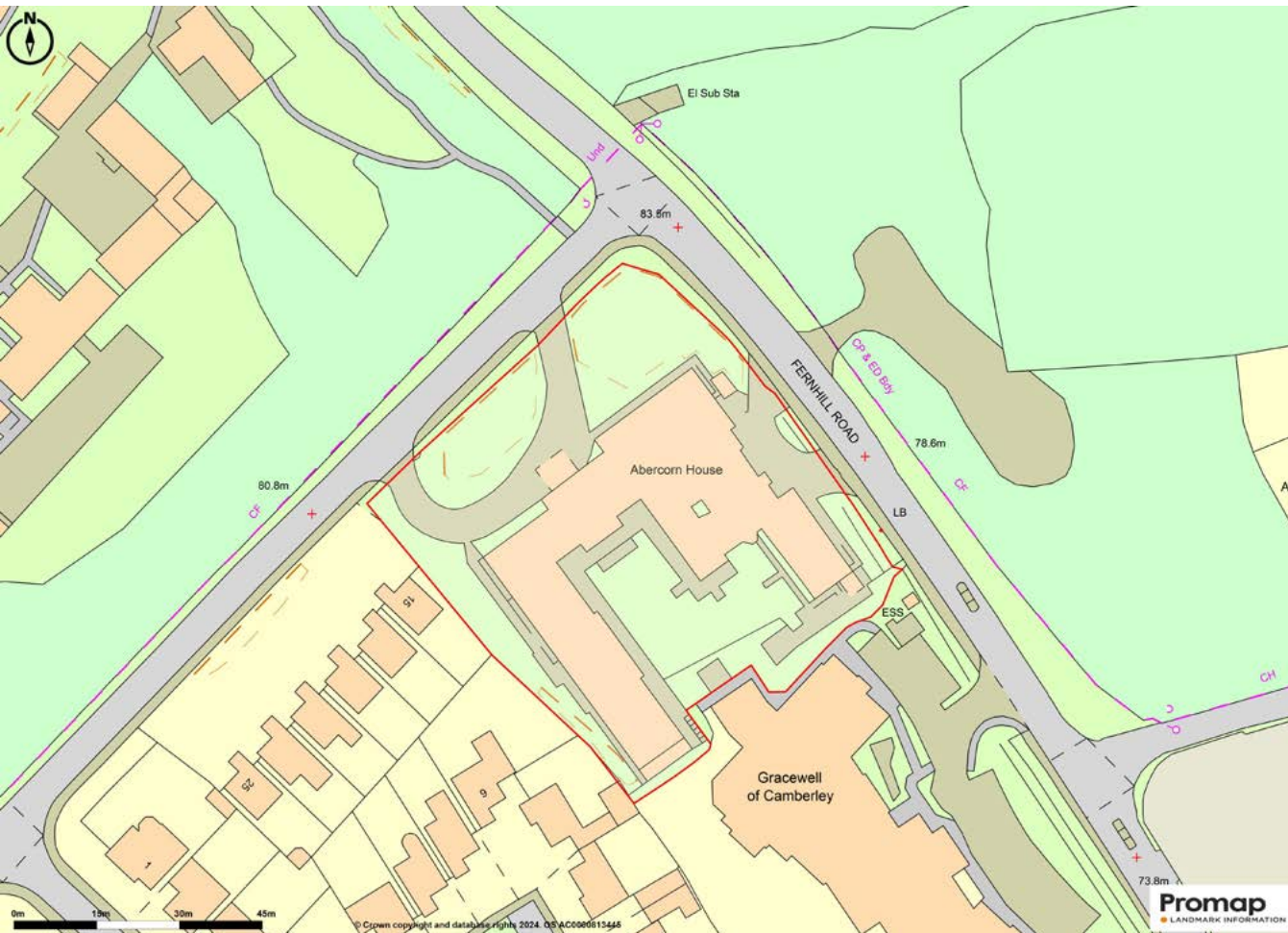
The site is c. 4km drive from Junction 4 of the M3, via the A30. The M3 provides direct access to the M25 and toward central London eastbound and Southampton and the M27 westbound.

The nearest bus stop is currently located c. 700m to the south in Chapel Lane, just off Fernhill Road. The bus station is served by the number 2 bus route with connections to Farnborough, Frimley and Camberley.

The closest train station is Frimley, c. 4km from the site and located just off Frimley High Street. There are local services to Ascot, Guildford and some services to London Waterloo. There are also nearby train stations at Farnborough, Blackwater and Camberley.

GP services are available at Mayfield Medical Centre, c. 2km to the south in Farnborough.

Frimley Park Hospital is c. 5.1km to the east and benefits from an 'Outstanding CQC Rating'. The hospital has departments including Accident & Emergency, Dementia Services and Geriatric Medicine.



The subject site measures 1.23 acres and comprises of the vacant closed care home known as Abercorn House. The property was originally developed as a care home in the 1950's and is neither listed or situated in a conservation area. Abercorn House is the sole structure on site, with landscaped surroundings and hardstanding to provide access.

The site can be accessed via Fernhill Road to the east and Woodlands Walk to the north, both of which form the immediate site boundaries and provide the site with a prominent roadside position. Fernhill Road is a direct route to central Blackwater to the north and the Fox Lane area or Farnborough to the south.

Directly to the south of Abercorn House is Camberley Woods Care Home, currently operated by Avery and rated 'Outstanding'. To the south west of the site and opposite the care home is a new Hamberley Neurocare care home development which is due to open in Autumn 2024.

To the southwest of the site are existing residential properties.

The site boundaries are bordered by existing trees and hedges which provide privacy and screening.

THE PROPERTY

Abercorn House is a vacant and closed 96 bedroom care home which closed in 2016.

The existing building has a GIA of 3,256.88 equating to c. 33.92 sq m per resident.

Lift access is granted to all floors.

The full accommodation schedule is available to download from the SharePoint link on page 20.



ACCOMMODATION SUMMARY

FLOOR		GIA (sq m)
Basement	Boiler room Stores Garage	399.1
Ground Floor	25 bedrooms Entrance Kitchen x 2 Treatment Room Lounge/Dining Chapel Sitting Room Offices Staff amenities Stores WC's	1,036.82
First Floor	40 bedrooms Kitchen x 3 Relaxation Room Day/Dining Room Lounge Offices Bathroom WC's Stores	1,010.58
Second Floor	31 bedrooms Kitchen x 2 Treatment Room Lounge/Dining Room Lounge Relaxation Room Offices Bathrooms WC's Stores	8,10.38
TOTAL	96 bedrooms	3,256.88

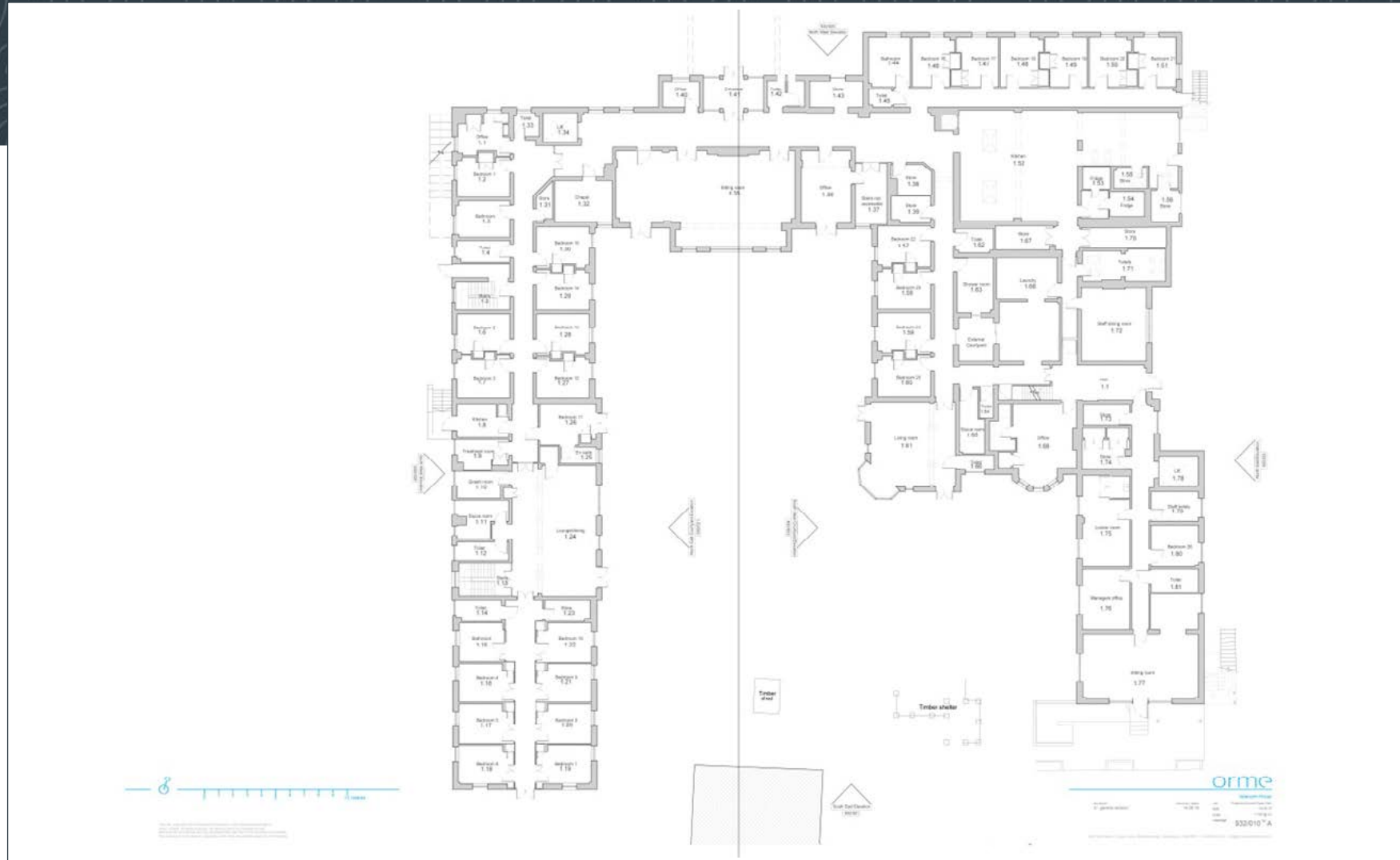
EXISTING FLOORPLAN – BASEMENT

Floor plans and drawings can be downloaded from the SharePoint link on page 20.



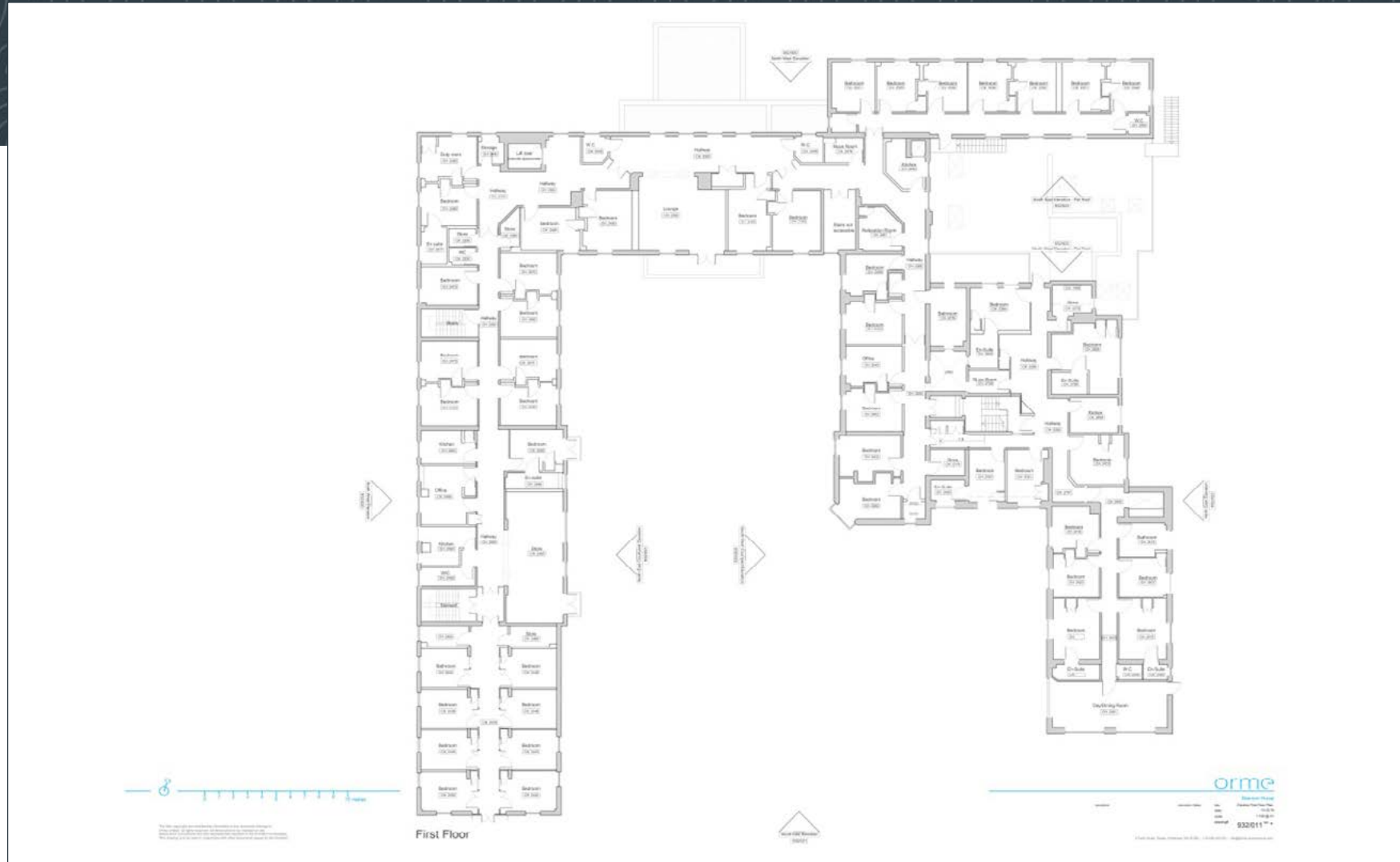
EXISTING FLOORPLAN – GROUND

Floor plans and drawings can be downloaded from the SharePoint link on page 20.



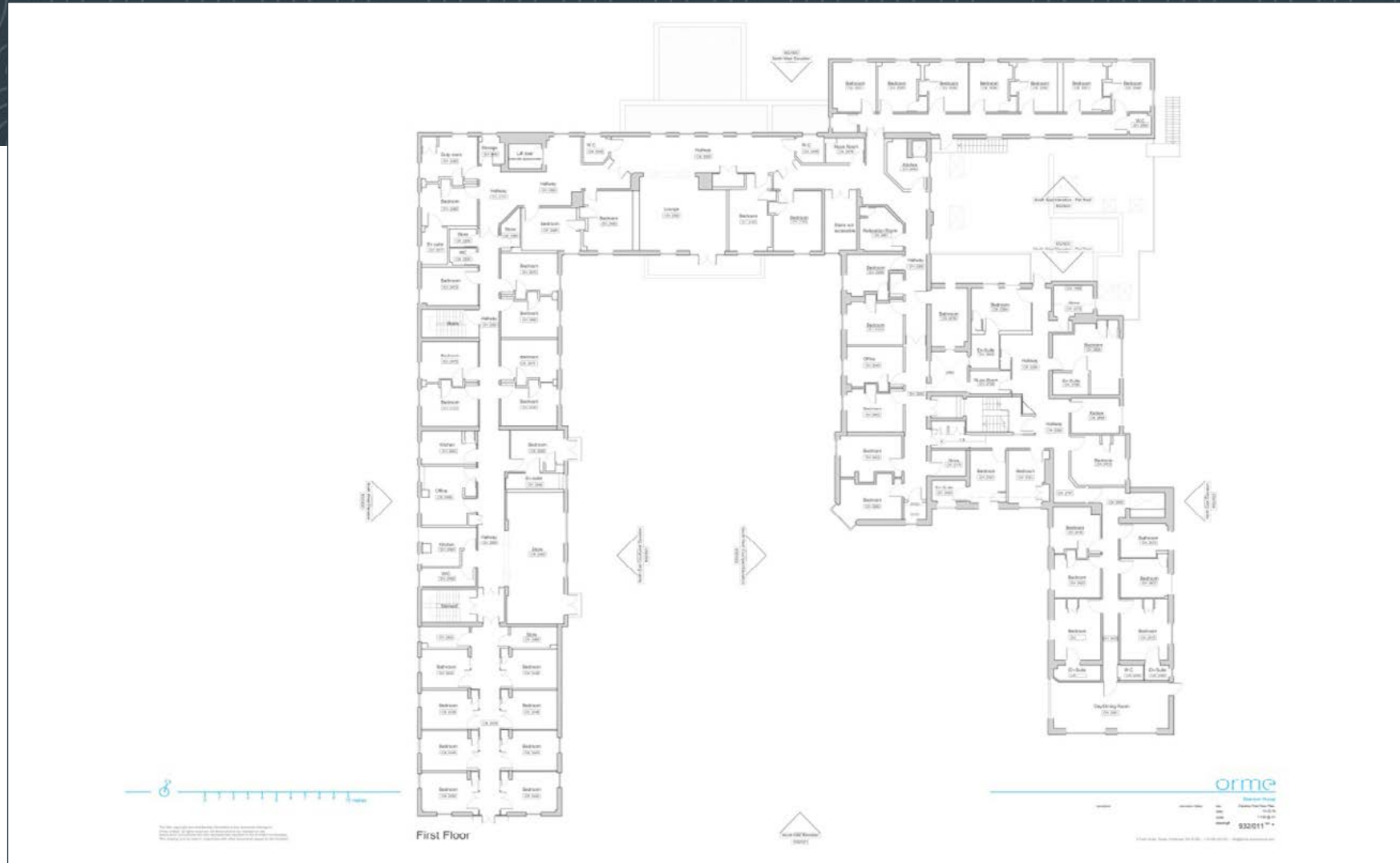
EXISTING FLOORPLAN – FIRST

Floor plans and drawings can be downloaded from the SharePoint link on page 20.



EXISTING FLOORPLAN – SECOND

Floor plans and drawings can be downloaded from the SharePoint link on page 20.



EXISTING FLOORPLAN- ATTIC

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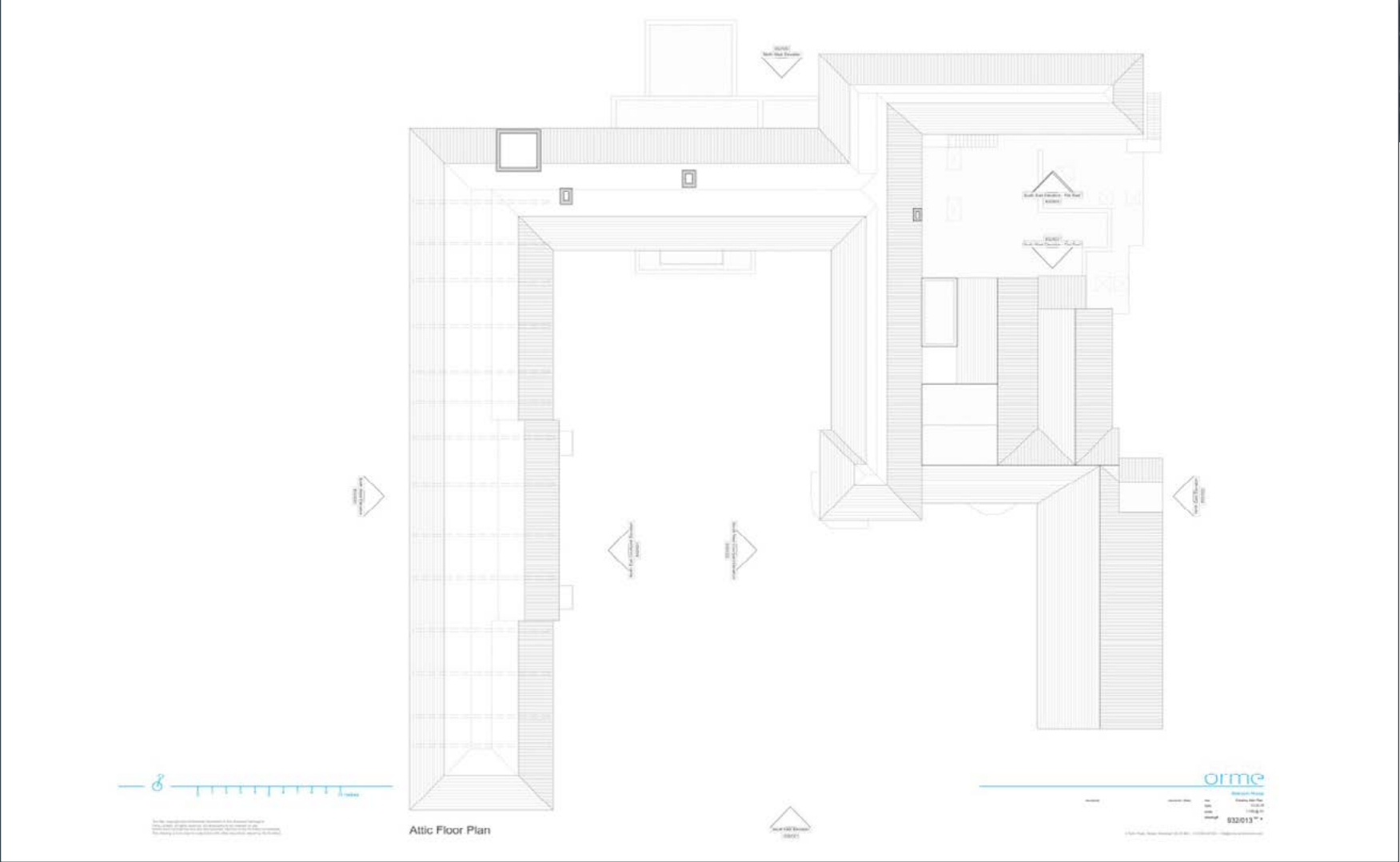


PHOTO GALLERY – EXISTING BUILDING

Photographs are available to download from the SharePoint Link on page 20.



12/00615/FULPP – Planning consent granted in February 2013

Demolition of all buildings at Abercorn House, Hamilton Court and Randell House, except the former chapel which is to be retained and refurbished to provide a communal space. Erection of two elderly care homes (total 135 bedrooms) and two blocks of close care apartments (total 49 apartments) and associated provision of access, parking, landscaping and supporting infrastructure

13/00343/FULPP – Planning consent granted in August 2013

Demolition of all buildings at Abercorn House, Hamilton Court and Randell House, except the former chapel which is to be retained and refurbished to provide communal space. Erection of two elderly care homes (total 135 bedrooms) and two blocks of close care apartments (total 49 apartments) and associated provision of access, parking, landscaping and supporting infrastructure (Revised scheme to planning permission granted under ref 12/00615/FULPP dated 5th February 2013)

18/00887/FULPP - Planning consent granted in March 2019

Retention, refurbishment and alterations of existing Care Home (Use Class C2) building, including erection of a first-floor extension to the Fernhill Road elevation, an extension from ground floor to roof level to reintroduce the gable-end wall on the Fernhill Road elevation and the provision of a first-floor terrace to the rear elevation, together with associated landscaping and car parking; as an alternative to the complete demolition and re-development of the building as approved with planning permission 13/00343/FULPP dated 9 August 2013

Further details can be found on the Rushmoor Borough Council website.



REDEVELOPMENT POTENTIAL

The site benefits from planning consent for redevelopment of the existing property for a 50 bedroom nursing home and may be suitable for alternative use redevelopment, subject to the necessary planning consents.

Planning consent 18/00887/FULPP was granted in March 2019 by Rushmoor Borough Council.

The planning consent has been implemented and remains extant.

Foundation works commenced on site on 23rd February 2022 and a copy of the Certificate of Lawful Development is available from the SharePoint link on page 20.

RESTRICTIVE COVENANT

Interested parties should be aware of the following restrictive covenants as to use:

12.8 Restrictive Covenants as to Use

12.8.1 Subject to clause 12.8.2 the Transferee covenants with the Transferor, to the intent that the burden of the covenant will run with and bind the Property and every part of it and that the benefit of the covenant will be annexed to and run with the retained Land and Hamilton Court and any every part of them:

12.8.1.1 Not at any time now or in the future to use the Property as: (a) a care home for the provision of care to elderly frail persons and/or to persons with dementia; or (b) assisted living or seniors apartments;

12.8.1.2 Not at any time now or in the future conduct business at the Property which would compete with the care and/or age restricted housing business run from the Retained Land or Hamilton Court

A full copy is available in the SharePoint link on page 20.

Abercorn House may be suitable for redevelopment, subject to the necessary planning consents.

An indicative scheme has been prepared for a 50 bedroom care home scheme. There is an estimated GIA of c. 3,787.86 sq m, equating to c. 75.75 sq m per resident.

It is anticipated that the scheme will benefit from amenities including a hydrotherapy pool, therapy rooms and physiotherapy suites, 100% en suite wetrooms and lift access to all floors.

It was proposed that the external areas of the site will be landscaped and enhanced with additional planting to include new tree/shrub planting at the boundaries to provide privacy and screening.

Provision has been made for 18 car parking spaces. Ten spaces will be available on site in the Woodlands Walk car park and eight spaces available in the car park to the east of Fernhill Road for staff parking.

Floor plans and drawings can be downloaded from the SharePoint link on page 20.



CREDIT ORME - Indicative CGI of the care home scheme, view from Fernhill Road



CREDIT ORME - Indicative CGI of the care home scheme, view from Woodlands Walk

PROPOSED FLOORPLAN – BASEMENT

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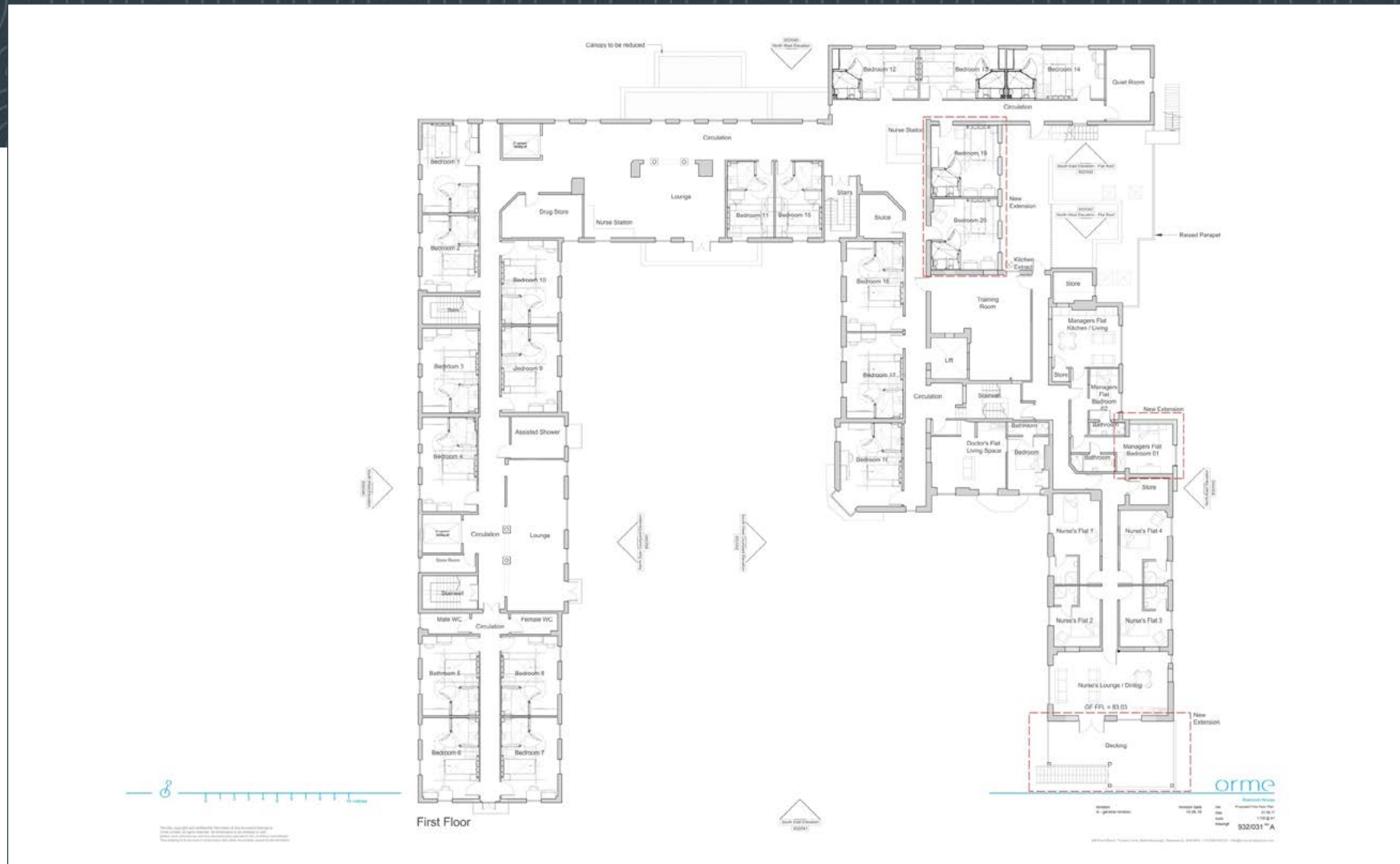
PROPOSED FLOORPLAN – GROUND

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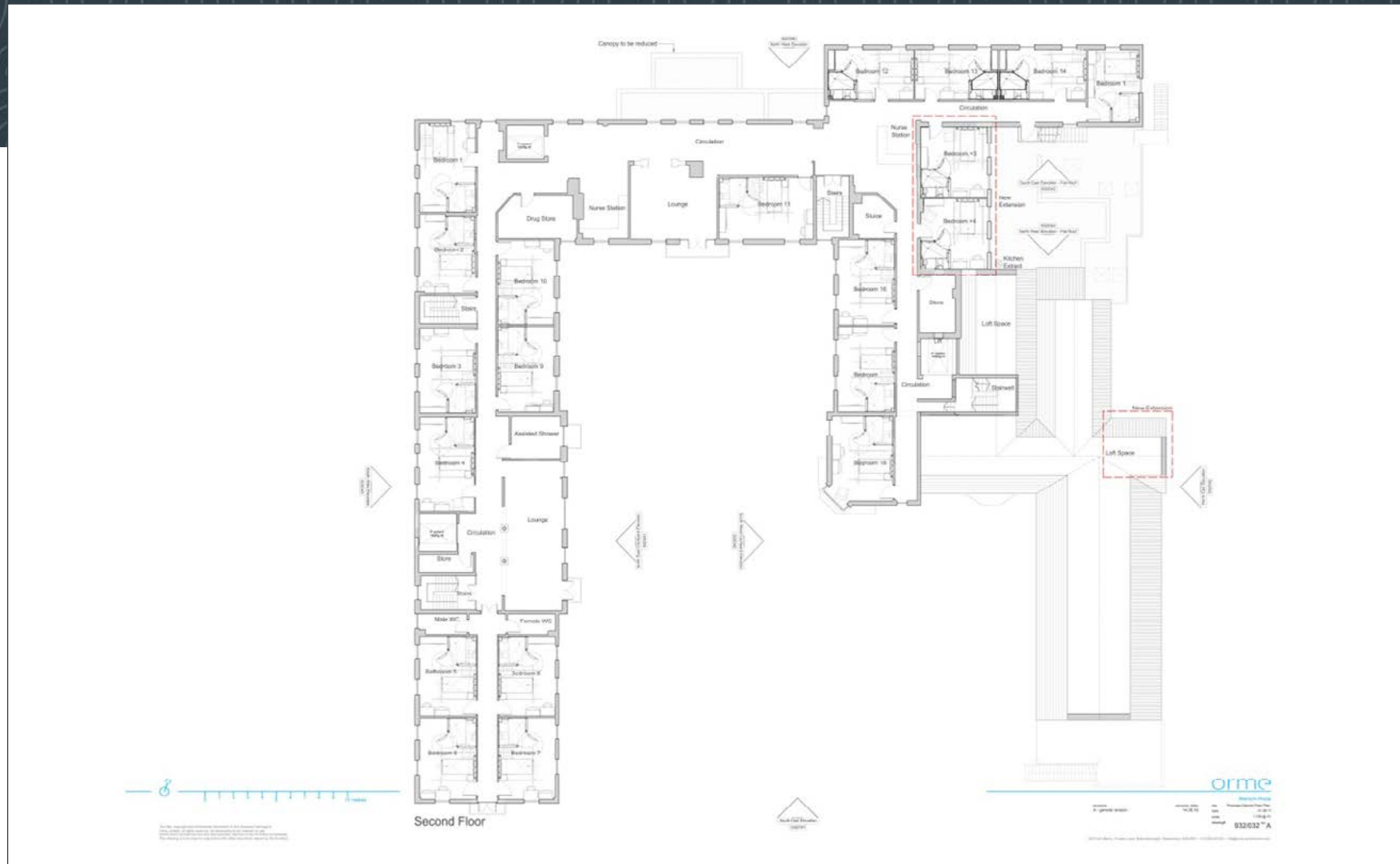
PROPOSED FLOORPLAN – FIRST

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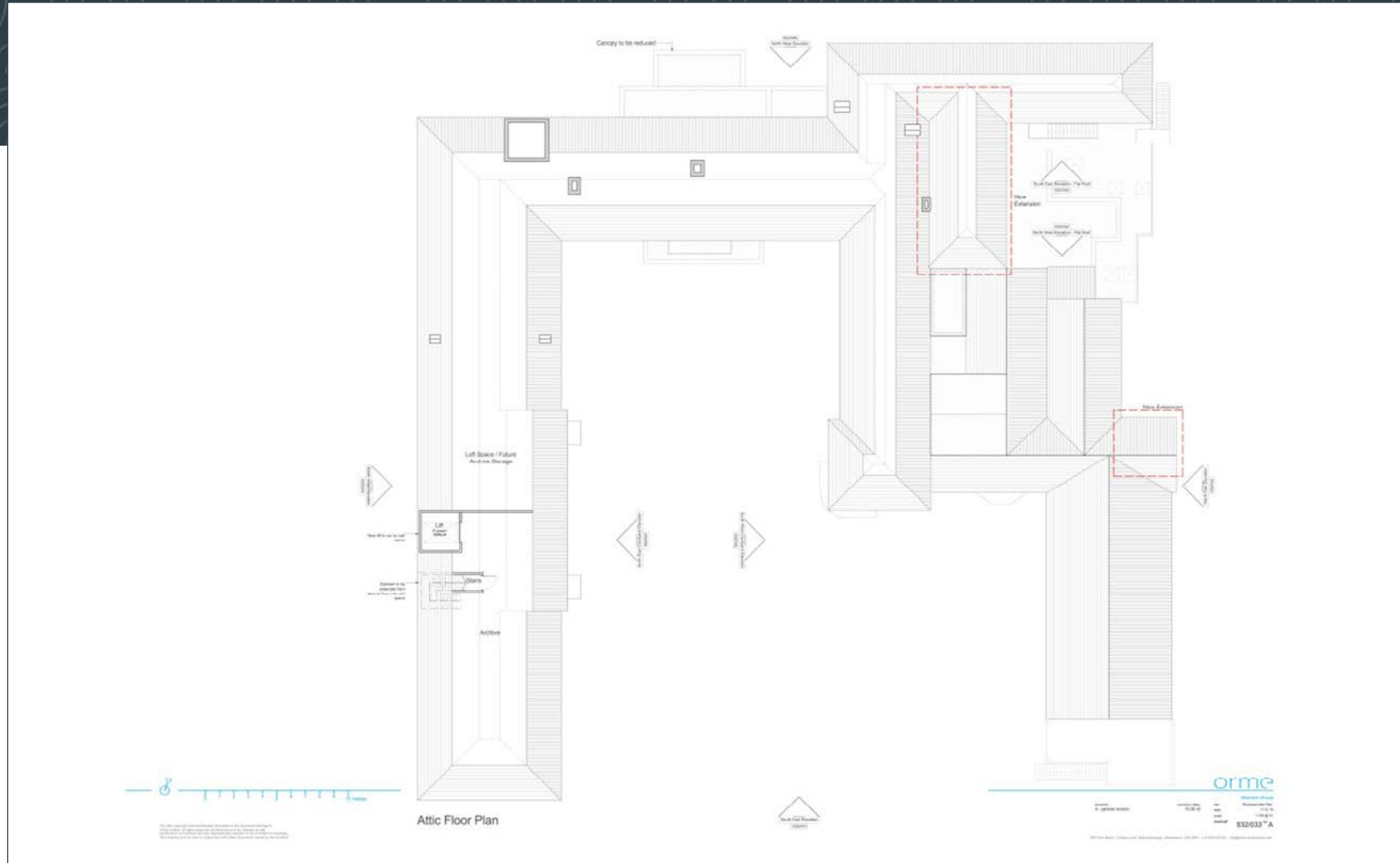
PROPOSED FLOORPLAN – SECOND

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PROPOSED FLOORPLAN – ATTIC

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OFFERS

Offers are invited for the freehold interest of the site and will be considered on their individual merit.

There is a guide price of £1,750,000.

ADDITIONAL INFORMATION

[CLICK HERE](#) for a dropbox of further information including:

- Floor plans and scheme drawings
- Supporting planning documents
- Photo gallery

VAT

VAT will be payable on a freehold land sale.

EPC

EPC Rating: **69 C**

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