

For Sale

Ashton House

15 George Street • Leamington Spa • CV31 1ET

- Grade II Listed, Regency Villa style Building
- Most Recently used as an NHS Clinic but may be suitable for 4 bed residential dwelling (STPP)
- Excellent Town Centre Location Close to Leamington Station & Jephson Gardens
- Available Freehold with Vacant possession.
- Accommodation

Gross Internal Area 3,555 sq ft (330.3 sqm)

Guide Price £650,000



Location

The property is situated on George Street forming part of what is known as Leamington Spa's 'Old Town' situated South of the River Leam.

Situated within walking distance of the Parade, Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private.

Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington Station and Birmingham International Airport is only ½ an hour away. In addition, Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.

In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighboring County Town Warwick the best place to live in the UK, so the area as a whole is becoming highly desirable and sought after.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Leamington Spa is also just seven miles from the world-famous Warwick University.



Sat Nav: CV31 1ET



Description

Ashton House comprises an End Terrace, Grade II Listed, Regency style Villa arranged over Basement, Ground and first floor.

The property is believed to have been constructed in 1828 and was a former Presbytery to the Roman Catholic Church of St Peter prior to it becoming a Doctors’ surgery which it remained up until December 2024.

More information can be found at historic England Listed Entry Number: 1381291

The property itself is constructed of traditional brickwork, with painted stucco facades incorporating single glazed, timber framed sash windows and surmounted Welsh slate roof.

Primary access to the building is via the Entrance door to the right-hand side of the building (fronting George Street) which forms a continuous design with the doorway into the neighbouring Leamington Mission. There is also Pedestrian access to the rear of the property via Satchwell Place.

Current site layout can be seen on page 7 of these details and link to virtual tour below image on this page.

The property may be suitable for residential conversion. Indicative plans are included on page 8 of these details.

Accommodation (Gross Internal Area)

Floor	Size Sq. Ft.	Size Sq. M.
Basement	374	34.7
Ground	1,971	183.1
First	1,210	112.4
Total	3,555	330.2



Link to Virtual Tour: <https://my.matterport.com/show/?m=QHox5SV13AL>



Services

We understand that mains water, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission User Class E (commercial, business and services). Interested parties are advised to make their own enquiries of Warwick District Council 01926 456536

Business Rates

Rateable Value: £22,750 (2024 Rating List)
Rates Payable: £11,352.25 per annum

Tenure

The property is available Freehold with Vacant Possession at a guide price of **£650,000 Excl.** We are advised VAT is not applicable on this transaction.

Viewing Arrangements

The property will be available to view on the following viewing dates and times:

- **Thursday 13th February 11:30 – 12:30**
- **Tuesday 18th February 10:00 – 11:00**
- **Friday 21st February 11:00 – 12:00**
- **Wednesday 26th February 12:00 – 13:00**

Thereafter, we will write to all parties that have expressed an interest with an invite to offer.

EPC

D 97 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all prospective tenants. Prospective tenants will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk

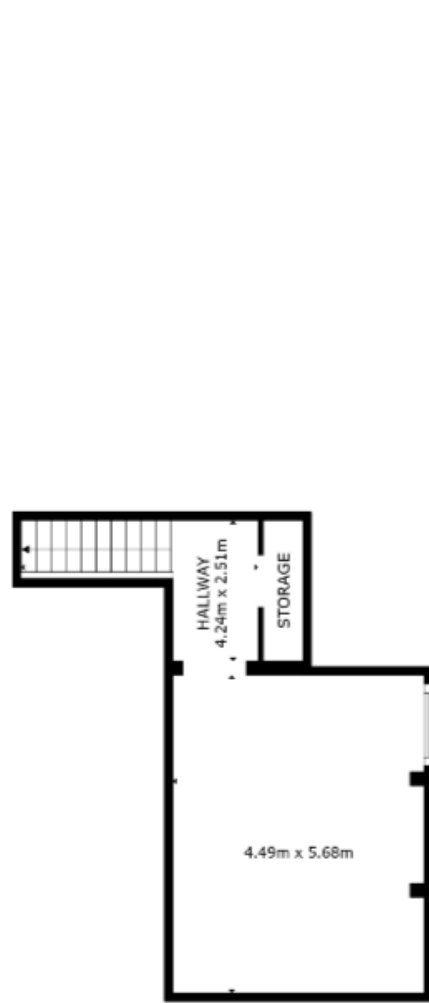


Wareing & Company

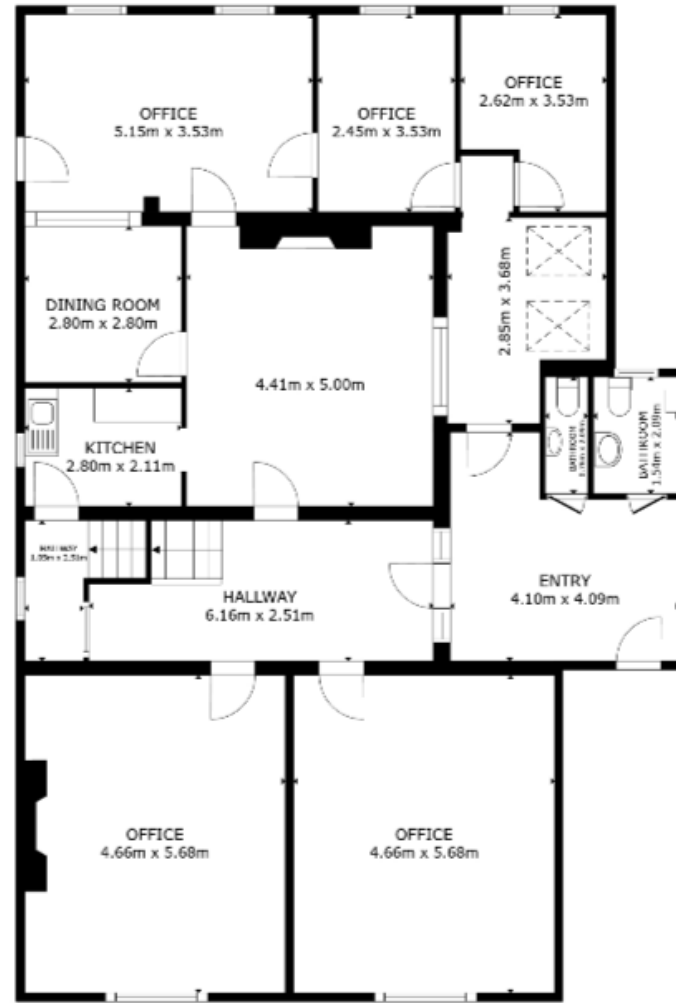
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

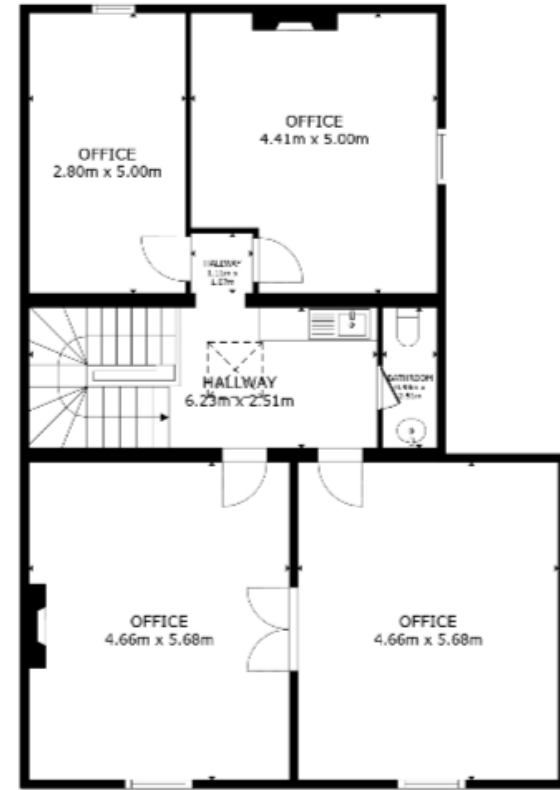




FLOOR 1



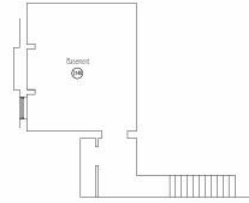
FLOOR 2



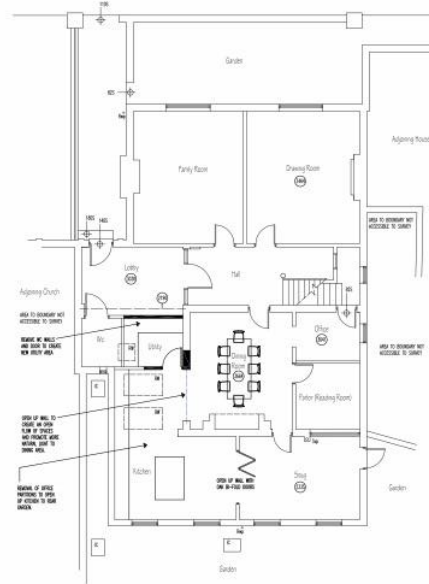
FLOOR 3

1. Drawings copyright of © Architectural Vistadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions must be checked and verified on site before commencing work.
6. CAD data may have been used for the purpose of a Planning submission.
7. Do not scale from the drawings.

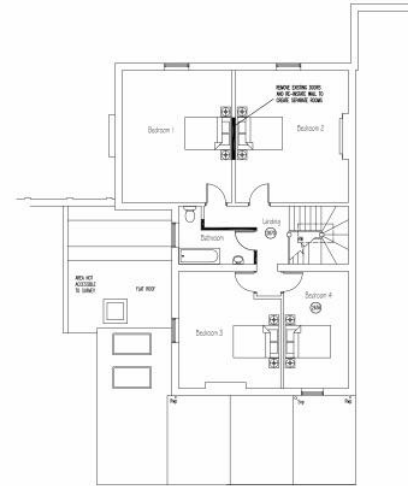
Revisions		
Rev.	Date	Comments



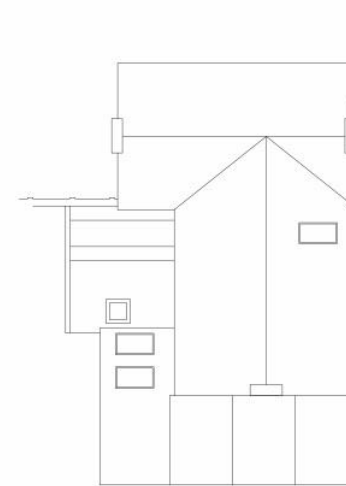
EXISTING BASEMENT FLOOR PLAN



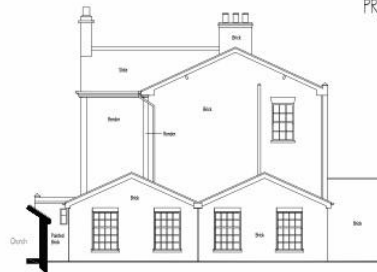
PROPOSED GROUND FLOOR PLAN



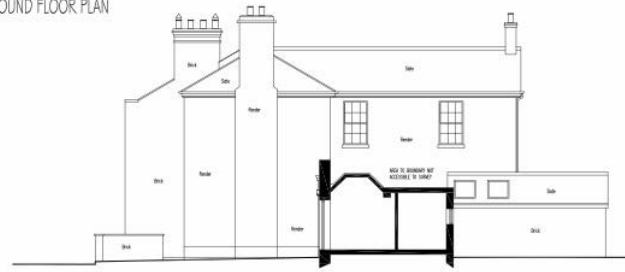
PROPOSED FIRST FLOOR PLAN



EXISTING ROOF PLAN



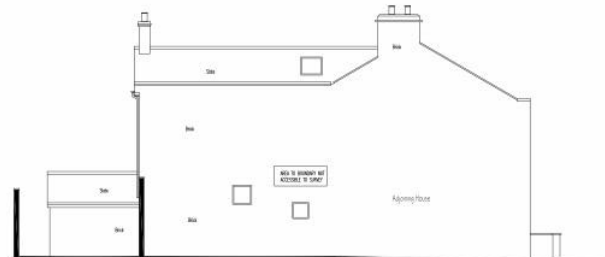
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



LOCATION PLAN - 1:1250



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Client: Rob Walker Drawn Status: PLANNING

Draw: Proposed Plans and Elevations

Project: Proposed Change of Use & alterations at Ashton House

15 George Street, Leamington Spa CV31 1ETM

Scale: 1:100 & 1:500 @ A1

Date: 07.11.2024

Drawn By: map

Draw No.

Rev.

AVD-849-LRB-PL02

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