

Suitable for Residential Redevelopment or potential Care related use

Available For Sale Freehold

Key Features

Comprises a care home facility occupied by

Castel Froma Neurocare

Currently comprising a 3 storey
Victorian building totalling
c. 12,563 Sq Ft which is NOT listed

Site extends to approximately 1.5 acres (0.7 Hectares)

Principally laid to lawn but with established borders and trees

Located approximately 1 mile from the learnington Town Centre

Occupying a high-profile site located within a high- quality residential neighbourhood





A substantial property set within extensive mature landscaped grounds

Comprises the original non-Listed building currently used for Care purposes, totalling c. 12,563 sq ft together with car parking to the front and side and extensive rear grounds which run to the rear with a boundary to Crowden Drive.

It should be noted that this site has been previously Allocated with Warwick District Local Plan as suitable for Residential Development (details of which can be obtained from the selling agents).

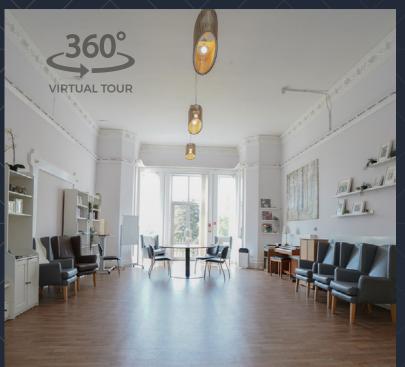
Accommodation

Floor Basement	Sq ft 1,108	Sq m 102.9
First Floor	4,884	453.76
Second Floor	1,687	156.7
Total (NIA)	12,563	1,167

Gross Site Area

1.5 Acres (0.607 Hectares)

















Services

It is anticipated that all mains services are available to the site, details of which are available upon application to the agents.

Planning

As indicated, the site has previously been indicated as a whole as being suitable for Residential Redevelopment. It is anticipated that a residential development would be acceptable in accordance with Policy and Conditions laid down within Warwick District Council Local Plan. Further information is available from the sole agents or from Warwick District Council Planning Department on 01926 456760.

EPC

Available upon request.

Tenure

The property is available freehold and is sold free from any encumbrances other than those indicated above.



Basis For Sale

The Vendors are prepared to sell unconditionally or alternatively, conditionally upon grant of a detailed planning consent. It is anticipated that there will be a date set for proposals to be submitted to the sole selling agents.

Anti Money Laundering

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

Viewing

Strictly by prior arrangement with the sole agents:



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