

For Sale

**Care Home with Potential
Residential Development Site**

**Gross Site Area 1.5 Acres
(0.607 Hectares)**


Wareing & Company
01926 430700
www.wareingandcompany.co.uk

93 Lillington Road // Leamington Spa // CV32 6LL

For Sale Freehold

Suitable for Residential Redevelopment or potential Care related use



Available For Sale Freehold

Key Features

01

Comprises a care home facility occupied by Castel Froma Neurocare

02

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

03

Site extends to approximately 1.5 acres (0.7 Hectares)

04

Principally laid to lawn but with established borders and trees

05

Located approximately 1 mile from the leamington Town Centre

06

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



Offers invited in excess of **£2,500,000** excl

Located in a residential area in the northern part of Royal Leamington Spa

The site comprises part of the Castel Froma Care Home established for nearly 80 years in the northern part of Royal Leamington Spa, within an established residential area, approximately 1 mile from the Town Centre.

The area is predominantly residential but with North Leamington School a short distance to the north and playing fields to the west rear boundary.

The site occupies a high-profile position with direct frontage to Lillington Road, one of the principal routes leaving Leamington to the north.



Note: Part of the site comprising 1970's residential building with outbuildings and a detached bungalow will be retained by the Vendors. It is anticipated that the existing two entrances / exits off Lillington Road will be retained for the benefit of this site.

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	Sq ft	Sq m
Basement	1,108	102.9
Ground Floor	4,884	453.76
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)

The site is indicated with red line. Precise boundaries will be confirmed as part of the contract documentation.



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.

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.



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.

Viewing

Strictly by prior arrangement with the sole agents:



Bill Wareing FRICS

bill.wareing@wareingandcompany.co.uk

T: 01926 430 700

M: 07715 001 018



Jonathan Blood MRICS

Jonathan.blood@wareingandcompany.co.uk

T: 01926 430 700

M: 07736 809 963



Wareing & Company

01926 430700

www.wareingandcompany.co.uk

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



Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.