

For Sale

**Former care home suitable for
refurbishment or redevelopment**

**8,148 sq ft (757 Sq M)
0.3 Acre plot**


Wareing & Company
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6 Adelaide Road // Leamington Spa // CV31 3PW

For Sale Freehold

Suitable for refurbishment, redevelopment or conversion to apartments or a substantial family home (STPP)

Key Features

- 01 The property has up until recently been trading as a 23 bed care home
- 02 Comprising a substantial, detached, Regency Villa - 8,148 Sq Ft (757 Sq M)
- 03 Occupying a plot of 0.3 Acre
- 04 Excellent Town Centre Location close to Victoria Park and Leamington Station
- 05 Gardens to rear and front surfaced car park
- 06 Not listed but does form part of the Leamington Spa Conservation Area
- 07 Current planning use: C3 Residential Institution, Hospitals & Care Homes.

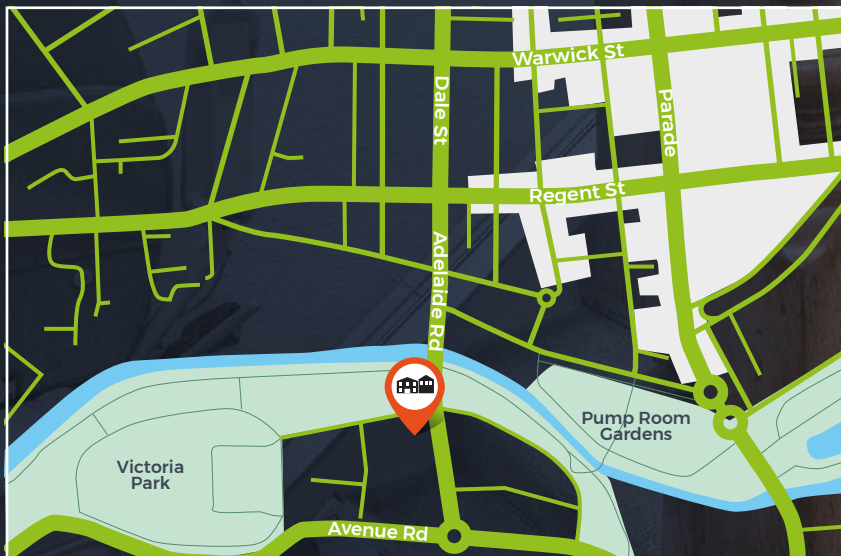
Available For Sale Freehold with vacant possession

Offers invited in excess of **£1,500,000** excl

Located on a distinguished residential street nestled in the heart of Royal Leamington Spa

Adelaide Road runs between Avenue Road and Warwick New Road, the street benefits from a prime central location just south of the town centre and a short walk from Leamington Spa railway station.

Characterised by elegant Victorian and Edwardian architecture, Adelaide Road offers a blend of period charm and urban convenience. It's bordered by mature trees and green open spaces, including the popular Victoria Park and the River Leam, both just steps away, providing scenic walking routes and recreational areas.



Despite its central location, Adelaide Road retains a peaceful, community-oriented atmosphere

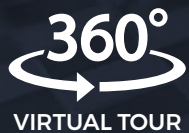
With a strong sense of heritage, tree-lined surroundings, and proximity to key amenities, it remains one of Leamington Spa's most attractive and well-regarded residential addresses.

Residents enjoy being within easy reach of:

- The Parade - Leamington's main shopping street with a mix of independent boutiques, restaurants, and cafes.
- Local amenities including supermarkets, healthcare facilities, and gyms.
- Excellent schools and nurseries in the surrounding area, making it ideal for families.

The area is well-connected:

- Leamington Spa Station is less than 10 minutes' walk, with direct rail links to Birmingham, London Marylebone, and Oxford.
- Local buses offer easy access to Warwick, Coventry, and nearby university campuses.
- Main roads such as the A452 and M40 are easily accessible by car.



Royal Leamington Spa is a highly sought-after historic Spa town in the heart of Warwickshire

The town is celebrated for its Regency architecture, leafy parks, and vibrant town centre. Offering an exceptional blend of heritage charm and modern convenience, Leamington consistently ranks as one of the most desirable places to live in the UK.

It was voted one of the top 10 happiest places to live by Rightmove in 2020 and more recently featured in the Times' 2025 guide; best places to live in the Midlands.

With an estimated Town population of c. 50,000 and an estimated primary retail market area population of 165,000 (n. 2019), Royal Leamington Spa's catchment is one of the most affluent in the UK (Promis).

The Town has a significantly above average proportion of adults categorised within the most affluent AB Social Group at 35% compared to the UK average of just 21%. Spending levels are high accordingly with the town, ranking 27 out of 200 in the UK in terms of forecast growth in retail expenditure (2018-2023).

In addition, retail expenditure within the town is boosted by a large number of Warwick University student and tourists who visit popular attractions including the Royal Pump Rooms Art Gallery & Museum, Jephson Gardens as well as nearby Warwick Castle.

As well as being home to global organisations such as National Grid, Kantar Millward Brown and Wolseley, Leamington Spa also boast one of the strongest clusters of video game companies in the UK. There are multiple gaming businesses operating out of the Town Centre, earning the name Silicon Spa. Facebook's owner, Meta, has taken 40,000 sq ft on Precision Park and Sumo Group has let 44,000 sq ft at Bedford Street Studios (former House of Fraser store).

35%

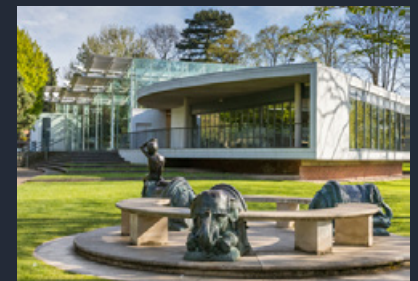
Proportion of population in AB social grade

50,000

Current population up 8.23% over the last five years

Top 10

Voted Happiest places to live Rightmove (2020)



A substantial detached Regency Villa with mature gardens to the rear

Offering flexible accommodation arranged over three floors (Basement Ground and First). It may be possible to further develop into the roof void (STPP).

The property is thought to have been constructed in the early 1800's and is of traditional brick construction with Stucco rendered elevations surmounted by a pitched Welsh slate roof. It benefits from original period details including sash windows, fireplaces, and high ceilings. The property benefits from a mature garden to the rear, off-street parking to the front, and potential to create additional living space or subdivide (subject to planning).

The property is believed to have been extended to the rear creating further rooms and a single story dining room to the very rear of the property.





Property title no: WK244007

Accommodation

Floor	Sq ft	Sq m
Basement	2,357	219
Ground Floor	3,455	320
First Floor	2,345	218
Total (GIA)	8,148	757

Specification

Basement

Inner hall, 2 double bedrooms, kitchen, store rooms, laundry and staff rooms, offices, plant room.

Ground floor

Entrance hallway, lounge, inner lobby office, 3 double bedrooms with ensuite.

Rear Wing

Central hallway, 8 guest bedrooms, mostly with ensuite facilities, rear conservatory.

First Floor

Landing with 5 bedrooms off each, with ensuite. Separate staff lounge.

Rear Wing

5 guest bedrooms



Services

We understand that all mains water, gas, 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.

We have also been advised that the gas boilers have recently been replaced..

Planning

We understand that the property has the benefit of planning permission for User Class C3 Residential Institutions, Hospitals & Care Homes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Council Tax

Band G

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.

EPC

C 72

A copy can be made available upon request.

Tenure

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

Proposal

Offers are invited for the freehold interest at a guide price of £1,500,000.

The property will be sold with vacant possession (timescales of which are to be confirmed).

Property title no: WK244007

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing

Strictly by prior arrangement with the sole agents:



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