



Westwood House, 35 Tamworth Road, Ashby de la Zouch,
Leicestershire, LE65 2PW

HOWKINS &
HARRISON

Westwood House
35 Tamworth Road
Ashby de la Zouch
Leicestershire
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A rare opportunity to purchase a former care home residence set in spacious grounds in the historic town of Ashby de la Zouch.

Location

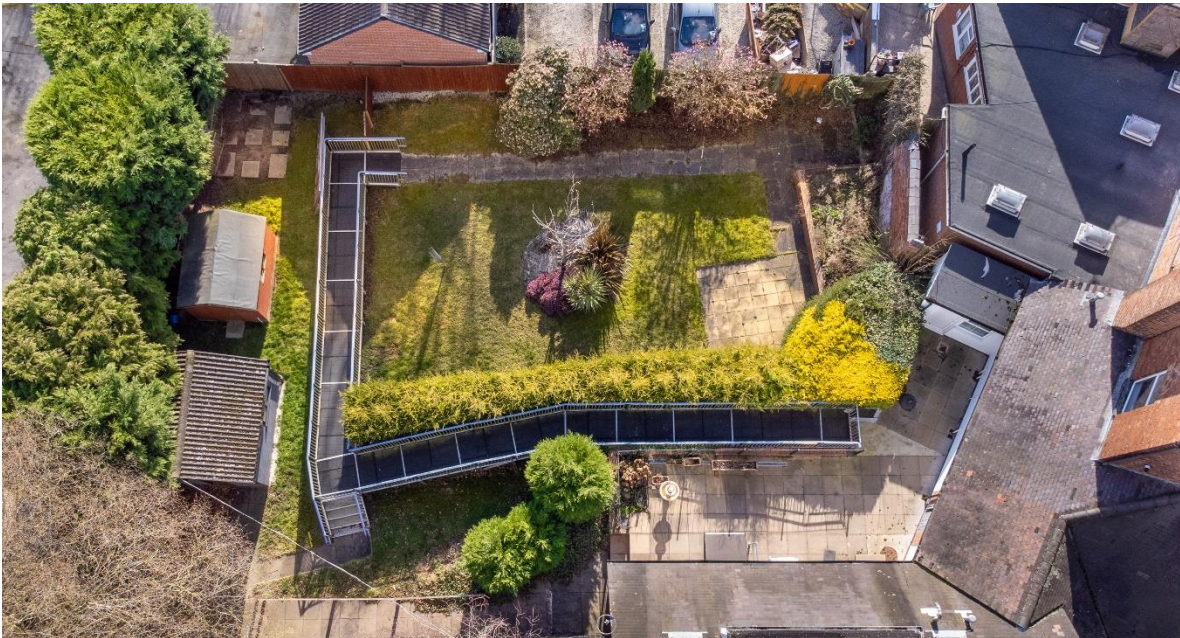
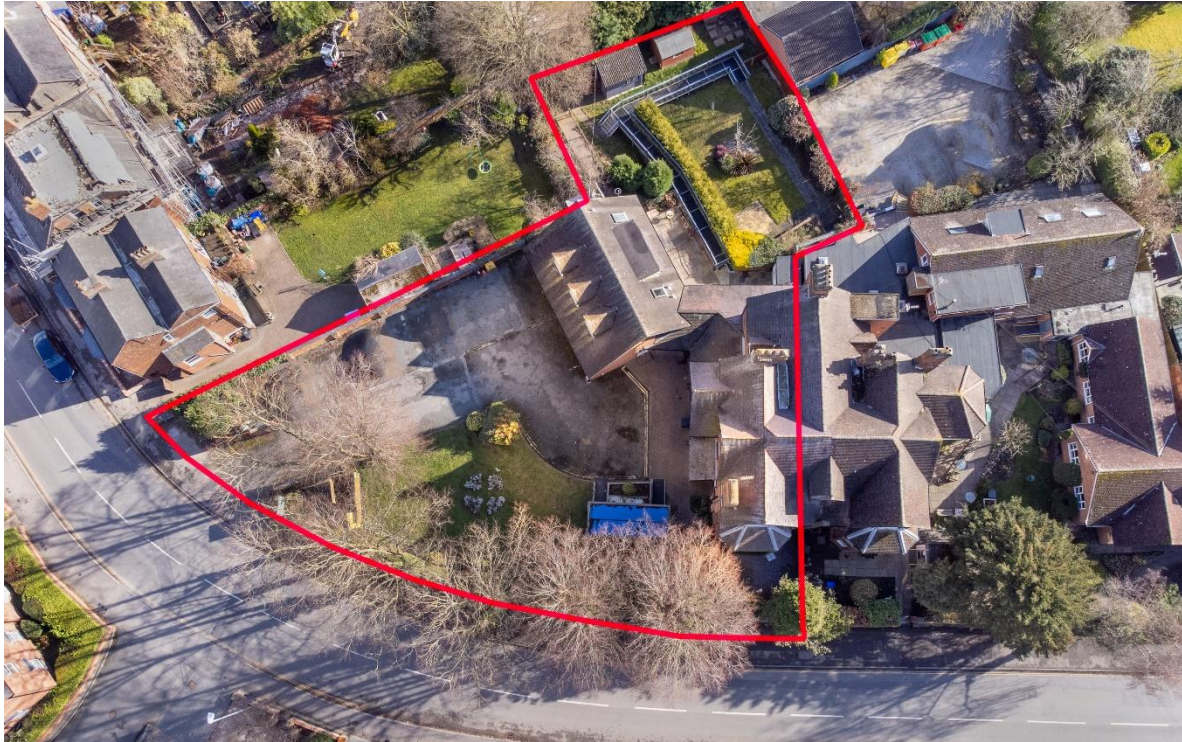
The property is situated off Tamworth Road in the market town of Ashby de la Zouch, within walking distance of the town centre. Ashby de la Zouch has a wide range of restaurants, public houses, bespoke clothing retailers, a leisure centre and primary and secondary schools. The property is well connected to the Midlands motorway network with the M42 just over a mile away.

Travel Distances

- Burton upon Trent: 9.7 miles
- Leicester: 18.8 miles
- Derby: 25.7 miles
- Birmingham: 27.7 miles
- East Midlands Airport: 12 miles







Description

Westwood House provides an attractive opportunity for someone to develop the former care home building into a substantial residential dwelling or into luxury apartments and to explore the development potential of the grounds.

The original part of the building provides accommodation over 3 floors with 9 bedrooms and a cellar as follows:

Ground Floor: Kitchen with staff room to the side, dining room, sitting room, bedroom and lobby with stairs and lift to first floor

First Floor: 4 bedrooms, one with ensuite and a separate WC, stairs and lift to second floor

Second Floor: 4 bedrooms, one with ensuite and separate bathroom

The modern building adjoined to the front of the original dwelling comprises of:

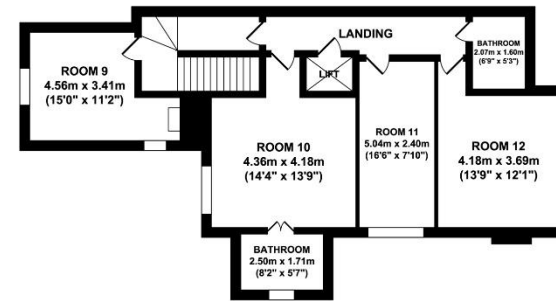
Ground Floor: 4 bedrooms, sitting room, store room, laundry and toilet.

Self-contained First Floor Flat: large open plan kitchen / sitting room, bedroom, bathroom and storage.

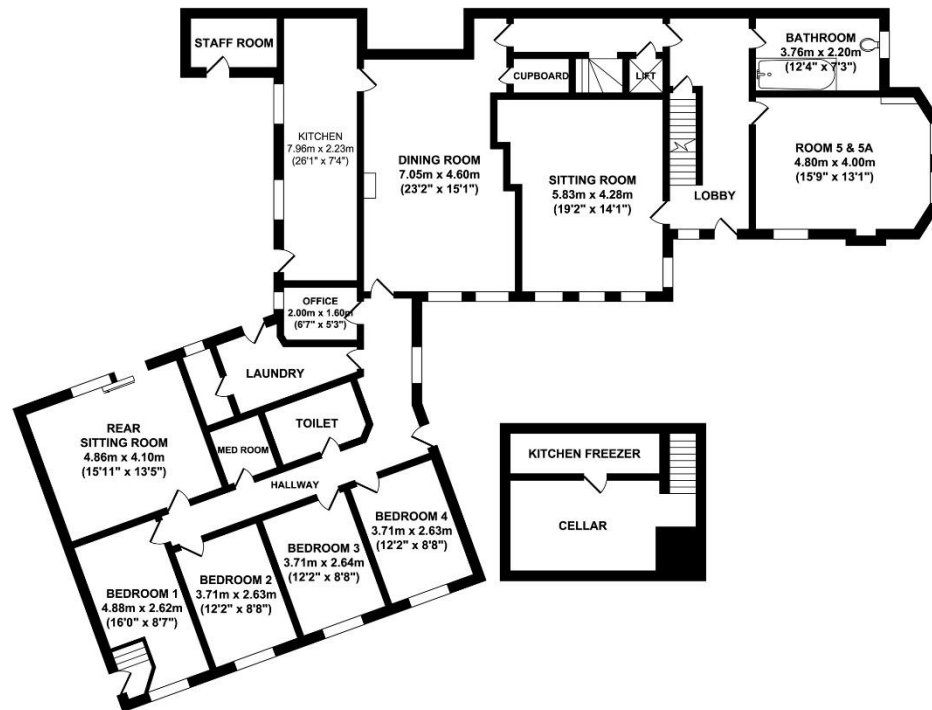
There is ample parking to the front of the property along with a lawned area. To the rear there is a garden with a wheelchair access ramp leading down to mature shrub borders and further lawned area.

NB: The wooden cabin is not included within the sale.

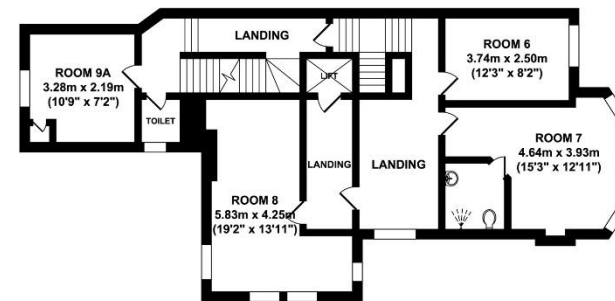
Westwood House



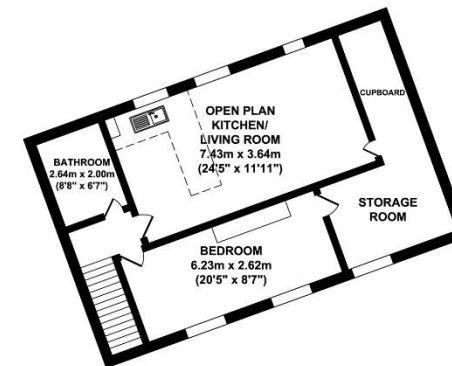
SECOND FLOOR



GROUND FLOOR &
CELLAR ZONE 2



FIRST FLOOR



Services

The property is currently connected to mains water, mains electricity, mains sewage and gas. These services have not been checked by the agent, purchasers are to make their own enquiries as to connectivity.

Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.

Planning

The property sits within the confines of North West Leicestershire. Subject to planning the property may be suitable for redevelopment and additional dwellings.

Tenure and Possession

The property is sold freehold with vacant possession upon completion.

Viewing Arrangements

Please contact Ian Large or Anna Meynell on 01530 877977 (option 2) or by email to ian.large@howkinsandharrison.co.uk or anna.meynell@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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