

10 Clive Crescent, Penarth

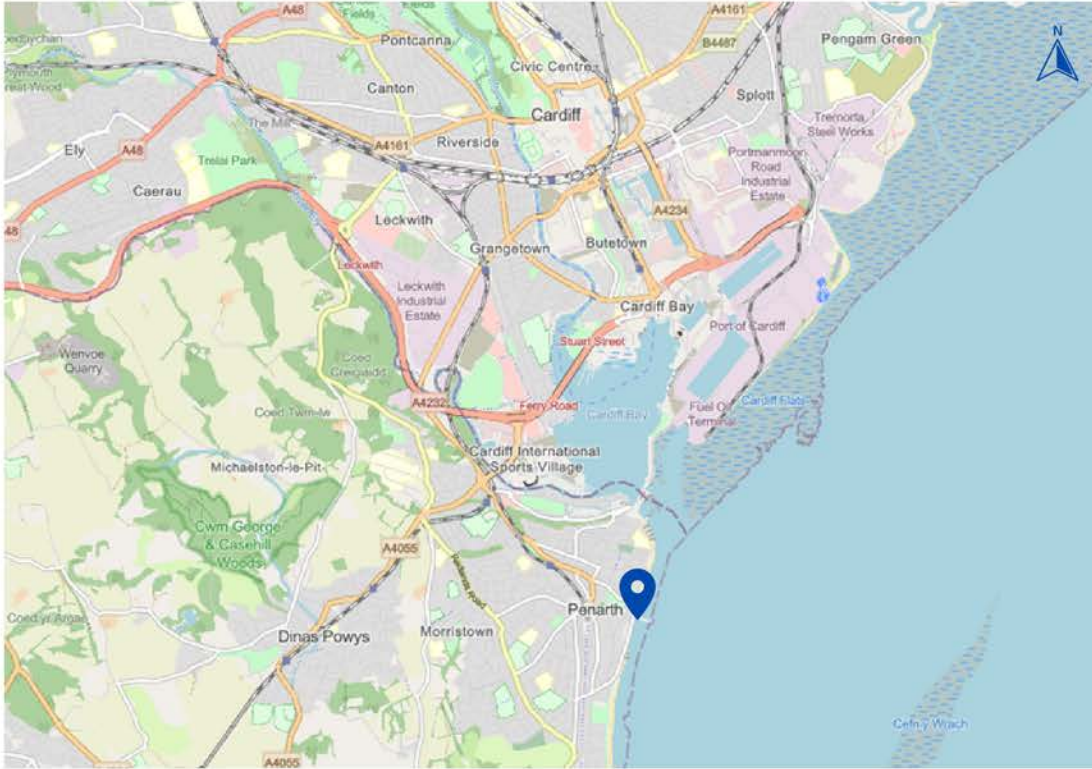
VALE OF GLAMORGAN, CF64 1AT

For Sale - Former Care Home - Prime Redevelopment Opportunity



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KEY POINTS

- 5,091 sq ft (473 sq m)
- 0.28 acres (0.11 ha)
- 18 bedroom closed care home
- Substantial semi-detached property
- Situated in the desirable coastal town of Penarth
- 0.3 miles from the vibrant High Street
- Bus links to Cardiff from Clive Place and situated 0.5 miles north-east of Penarth Railway Station
- Occupying an elevated position with sea views

LOCATION

The Property is located in the desirable coastal town of Penarth, within 4 miles of Cardiff, the capital city of Wales. Nearby, Windsor Road offers comprehensive amenities including an array of shops, boutiques, coffee shops and restaurants.

The restored Art Deco Pier Pavilion, situated just 0.5 miles to the south of the Property, provides a multi-functional building housing a gallery, cinema, café and restaurant. Leisure facilities in Penarth include two tennis clubs, a sports centre, sailing club and coastal walks.

The town benefits from excellent public transport links to Cardiff city centre, ideal for commuters. Penarth Railway Station, just 0.5 miles south-west of the Property, provides frequent services to Cardiff, with journey times of 12 minutes. The Vale of Glamorgan line also passes through the nearby Cogan railway station. There is a bus service to Cardiff which stops along Clive Place, less than 100 metres from the Property.

There are a number of schools in the vicinity including Westbourne School, rated as 'excellent' by Estyn.





PROPERTY

The Property comprises a substantial three storey, former Victorian semi-detached dwelling, converted and extended to form an 18-bedroom care home extending to 5,091 sq ft (473 sq m). The Property occupies an elevated position on Clive Crescent on a plot extending to 0.28 acres (0.11 ha).

Access is gained via a private driveway off Clive Crescent to the front of the Property where there is parking for several vehicles. To the rear, is a gently sloping mature garden.

Accommodation is split over three floors and comprises:

- 18 bedrooms (two with en-suites);
- Three WC's;
- Two bathrooms;
- Two living rooms;
- Two kitchens;
- Lift;
- Detached single storey building for ancillary use.

The Property has been extended to the side and rear and there are dormer extensions to the third floor, where the property benefits from sea views.

The Property ceased use as care home in 2022.





PLANNING

The Property is situated within settlement limits defined in the adopted Vale of Glamorgan Local Development Plan (June 2017).

Planning application Ref: 2022/00931/FUL for Change of use from residential care home (Residential institutions Class C2) to a new Day care Nursery (Non-residential institutions Class D1), was recently refused on appeal.

The Property would lend itself well to conversion back to residential use, subject to gaining the necessary permissions.

Interested parties are to make their own planning enquiries with the Local Planning Authority.

EPC

EPC rating: C

VIEWINGS

All viewings are strictly by appointment only through the sole selling agent, Savills. It is intended that a number of viewing days will be held.

FURTHER INFORMATION

Access to our data room is available upon request. The information available includes the following:

- Location & Site Plans
- Existing floor plans
- EPC
- Planning Documents
- Land Registry Title Register and Plan

TENURE

The freehold interest in the Property is being offered for sale with Vacant Possession.

VAT

The Property is not elected for VAT.

METHOD OF DISPOSAL

Offers are invited by a way of informal tender for the freehold interest.

Closing date for bids 12 noon on Friday 26th April 2024.

Interested parties are asked to submit the following information via email to caroline.jones@savills.com and abbey.bennett@savills.com:

- Offer amount
- Conditions, if any
- Name & address of party submitting the bid
- Solicitors details
- Timescales for exchange and completion
- Proof of funding



FLOOR 2



FLOOR 1



FLOOR 4



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 205 m², FLOOR 2: 145 m²
 FLOOR 3: 11 m², FLOOR 4: 112 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 9 m²
 TOTAL: 473 m²

PLAN FOR ILLUSTRATIVE PURPOSES ONLY = NOT TO SCALE

The position & sizes of doors, windows, appliances and other features are approximate only.



CONTACT

For further information please contact:

Caroline Jones

caroline.jones@savills.com

+44 (0) 7980 769968

Abbey Bennett

abbey.bennett@savills.com

+44 (0) 7427 632112

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