

**FOR SALE** (SOLD WITH VACANT POSSESSION)  
FREEHOLD OPPORTUNITY OF A 12 BEDROOM  
RESIDENTIAL CARE HOME SUITABLE FOR VARIOUS  
USES/RESIDENTIAL RE-DEVELOPMENT S.T.P.P.



RESIDENTIAL LAND

goadsby

**PINWOOD CARE HOME**  
34 TELEGRAPH ROAD, SOUTHAMPTON, HAMPSHIRE, SO30 3EX

- 12 BEDROOM RESIDENTIAL CARE HOME
- SOLD WITH VACANT POSSESSION
- CONVENIENT LOCATION FOR SOUTHAMPTON
- NEAR TO LOCAL SHOPS AND A SHORT COMMUTE TO SOUTHAMPTON CITY CENTRE
- ONE BEDROOM ROOMS
- SUITABLE FOR RESIDENTIAL RE-DEVELOPMENT S.T.P.P.

OFFERS IN EXCESS OF:  
**£600,000**



## Location

Pinewood Residential Care Home is located on Telegraph Road to the North East of Southampton City Centre. Located a short distance from Bitterne Road West with a direct link into the centre of Southampton.

Communication links are excellent with good public transport facilities in the local area. Motorway links to the west are provided via the A33 Millbrook Road West dual carriageway and the M271 which links to Junction 3 of the M27 within 2 miles. The A35 Winchester Road provides access to the M3/M27 motorway networks to the north. Southampton Central station is approximately 2.4 miles away providing high speed train services to London Waterloo, Bournemouth, Poole and Weymouth.

Southampton is a major commercial centre on the South Coast with an active local economy, major port, two universities and a teaching hospital. Southampton is known as the cruise capital of Europe and plays host to over 4 million visitors a year and boasts an impressive culturally diverse city with museums, music venues, art galleries theatres, a wealth of restaurants and shopping facilities.

## Description

Pinewood Care Home is set on a site of circa 0.17 acres. The property is currently operating as a care home facility and is to be sold as a Business Transfer.

The property is a substantial care home accommodating single rooms for the elderly set over ground and first floor. The main building has two storey accommodation with first floor bedrooms and bathrooms. The building has been extended to the rear of the site and provides predominantly ground floor accommodation of single rooms with communal bathrooms and private en-suites, a large lounge and separate dining room and kitchen.

The property is set in a residential area and could be suited to residential development S.T.P.P. To the rear of the building there is a substantial garden with separate garden room. To the front there is a parking area for 6 cars.





## GROUND FLOOR



## 1ST FLOOR



Illustration only  
Do not scale

## Accommodation

The property has a small office and kitchen to the front of the building leading to a separate dining room and TV room. The accommodation extends over the ground and first floor providing 12 single person rooms. The property is in a good condition and has been well maintained by the current owner. Please note the property is scheduled to become vacant in March.

## Method of Sale

Offers are invited for the freehold interest on an unconditional basis, subject to contract.

## Tenure

Freehold with vacant possession.

## Price

Offers in excess of £600,000 exclusive of VAT.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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## Important

### **VAT:**

Under the Finance Act 1989 VAT may be added to the sale price or rent quoted, we recommend that prospective buyers satisfy themselves and establish the VAT implications prior to entering into any agreement.

### **SERVICES:**

Enquiries should be made to the appropriate authorities and prospective purchasers are advised that they are entirely responsible for ensuring that their proposed needs are met.

### **AGENTS NOTE:**

All measurements are approximate only. The site area measurement has been taken from an ordnance survey extract and has not been checked on site by Goadsby. Therefore, any measurement cannot be guaranteed and prospective buyers should satisfy themselves prior to entering into any agreement.

### **ANTI MONEY LAUNDERING REGULATIONS**

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](http://goadsby.com)

