



**DERBYSHIRE'S**  
— *Estate Agents* —

Redlands Lane Care Home, 9 Redland Lane,  
Westbury, BA13 3QA

A unique opportunity to acquire a newly refurbished, furnished and equipped Care Home, suitable for a variety of Residential Care applications. Situated in a quiet residential area close to the town centre and amenities. Accommodation comprises 28 ground floor bedrooms, (additional first floor rooms which can be used as staff accommodation or additional let rooms), 6 bathrooms, 3 resident's lounges, dining area, Kitchen, laundry, offices, staff areas and storage. The property benefits from gas central heating throughout. On site parking for approx. 10 cars. EPC C Rates payable £3680.43



- Refurbished and fully furnished/equipped Care Home
  - 28 ground floor bedrooms
    - 6 Bathrooms
    - 3 Resident Lounges
    - Dining Area
  - Offices and staff areas
  - Kitchen and storage
  - 3 first floor 2 bedroom flats
  - Parking for approx 10 vehicles

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

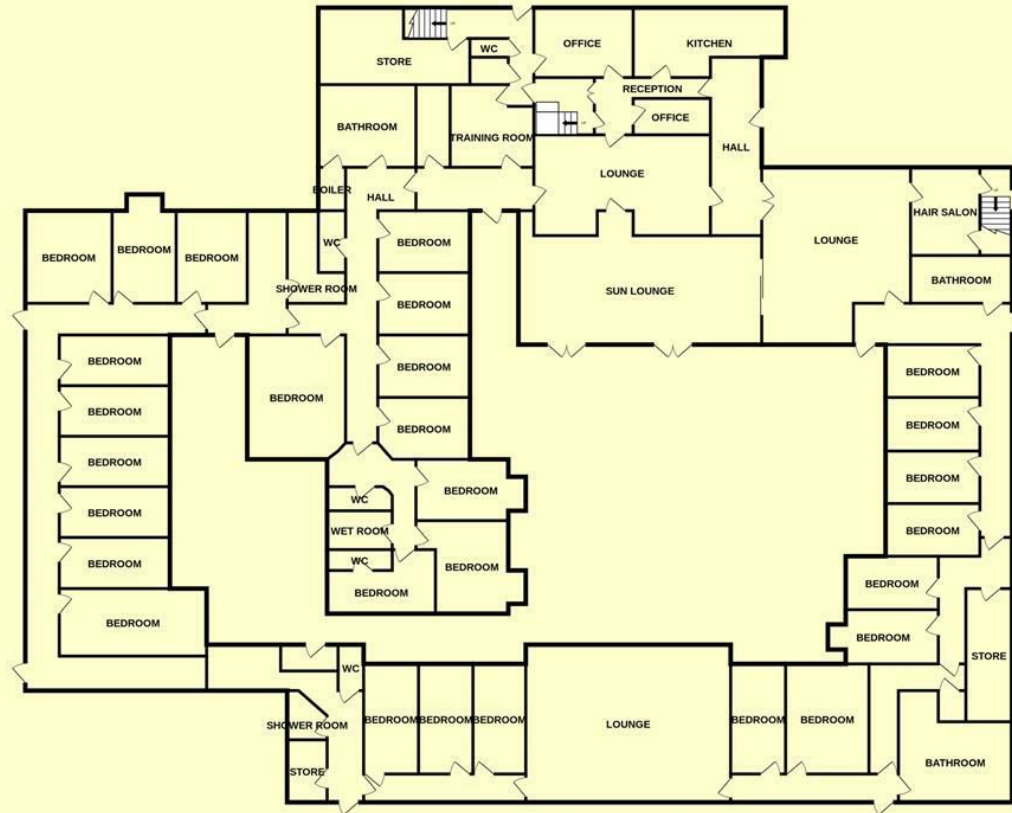
**Redlands Lane Care Home, 9 Redland Lane, Westbury, BA13 3QA**  
**Asking Price £800,000**

## **REFURBISHED AND FULLY FURNISHED/EQUIPPED CARE HOME**

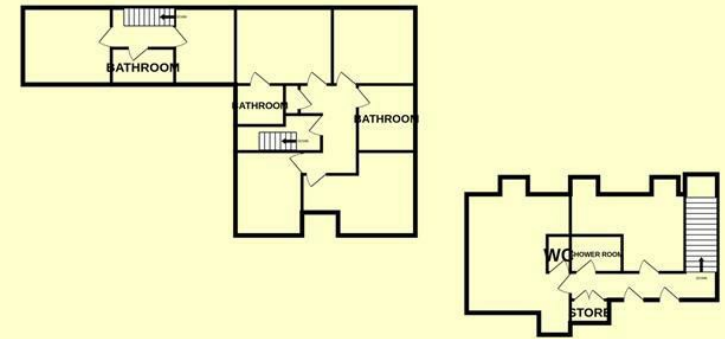
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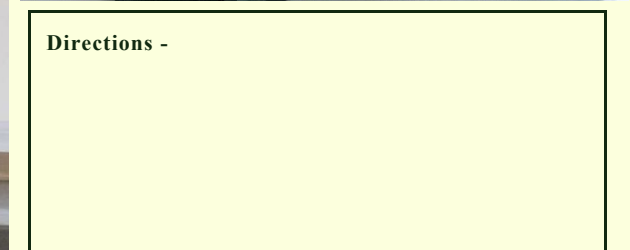
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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11, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600