

17 COMBERTON ROAD
KIDDERMINSTER
DY10 1UA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Income-Producing Supported Living & Specialist Residential Opportunity

Mariantonia House and the adjoining Lorne Street buildings together form a rare, strategically configured care-sector investment comprising a purpose-planned care campus, historically including Lorne Street as ancillary accommodation to the care home.

- A substantial former residential care home
- An established, fully-let multi-unit residential block
- Immediate supported-living and specialist residential potential
- In-place income to de-risk repositioning

The combined holding offers approximately 8,000 sq ft of accommodation across the two sites, providing a unique opportunity for investors, registered providers, housing associations and specialist operators to acquire a ready-made platform for supported living, rehabilitation or specialist residential provision.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



DESCRIPTION

Mariantonia House – 17 Comberton Road

Mariantonia House is a large Victorian care home building arranged over two principal floors with additional ancillary accommodation.

Formerly operated as a CQC-registered residential care home, the property provides:

- 14 en-suite bedrooms
- Large communal lounges
- Dedicated dining facilities
- Commercial kitchen
- Offices and staff areas
- Circulation corridors and fire-safe layout
- Private enclosed courtyard garden

The building retains many original period features while benefitting from later extensions and care-specific configuration, making it highly suited for rapid recommissioning as:

- Supported living
- Learning disability provision
- Mental health accommodation
- Rehabilitation or step-down care
- Specialist housing for adults with care needs

The layout, bedroom sizes, wet rooms and communal spaces mean the building already meets much of what modern commissioners and providers require, significantly reducing capital expenditure and time to income.

Lorne Street – 122, 123A & 123B

Immediately adjoining Mariantonia House is a fully operational, income-producing residential block on Lorne Street.

This comprises:

- A two-storey end-terrace (No.122) subdivided into six self-contained flats
- Two additional one-bedroom flats (123A & 123B) within single-storey brick extensions

The Lorne Street element is fully let, providing stable and established rental income from day one.

This income stream creates a highly attractive investment profile:

- Covers holding and finance costs while Mariantonia House is recommissioned
- Provides optional staff accommodation or move-on units
- Allows phased redevelopment or repositioning
- Strengthens covenant and yield security

A Platform for Supported Living

Together, the two sites allow for a hub-and-spoke supported living model:

- Mariantonia House as the core care and support hub
- Lorne Street as independent or semi-independent living units

This model is increasingly favoured by:

- Local authorities
- Housing associations
- Care commissioners
- Specialist registered providers

It enables residents to live more independently while retaining on-site support; a structure that attracts strong funding, long-term placements and stable revenue.

PLANNING USE

The Mariantonia House and Lorne Street properties together form a purpose-planned care and supported living campus, with a long-established planning history confirming lawful institutional use and associated ancillary accommodation.

Established Care Use (C2)

The principal building at 17 Comberton Road (Mariantonia House) benefits from a formal planning consent for use as a residential care home, granted under reference WF/0091/95, which approved the change of use and extension of the building to provide a 13-bedroom care home.

Subsequent permissions have reinforced and expanded this use, including:

- WF/0559/01 – Change of use and extension of outbuildings to create two self-contained bedsit units in conjunction with the care home, confirming ancillary residential accommodation as part of the institutional operation.
- 09/0279/FULL – Single-storey extension to form an activities room, further supporting the operational care function.
- 11/2042/CR – Discharge of conditions relating to the above, confirming full compliance with the approved development.

Together these consents establish Mariantonia House as a lawful and long-standing C2 care facility, capable of continued use for residential care, supported living and specialist housing without the need for further change-of-use consent.

Integration of Lorne Street

Importantly, 122 Lorne Street was formally incorporated into the care operation under planning reference 07/0521/FULL, which approved the:
"Change of use and extension to 122 Lorne Street to provide 6 rooms in conjunction with the care home at Mariantonia House."

This confirms that Lorne Street was specifically planned and approved as part of the care campus, rather than as an independent residential block.

While the Lorne Street accommodation is now operated as self-contained residential units (C3) and provides established rental income, the historic planning position creates a powerful precedent for:

- Staff accommodation
- Move-on or step-down supported living
- Independent living units linked to on-site care
- Re-integration into a single supported-living scheme

This planning history significantly reduces risk for purchasers seeking to operate a hub-and-spoke supported living model.

PLANNING FOR FUTURE USE

The combined site therefore benefits from:

- A lawful C2 care home at Mariantonia House
- Ancillary and associated residential accommodation at Lorne Street
- A documented planning precedent for integrated care-led use across both sites

This makes the property particularly well suited to:

- Supported living
- Learning disability and autism provision
- Mental health accommodation
- Rehabilitation and step-down care
- Blended C2/C3 specialist housing models

Such uses align closely with the council's historic approvals and with modern commissioning strategies.

LOCATION

The properties occupy a prominent and well-established position in Kidderminster, close to:

- Town centre
- Shops, GP surgeries and pharmacies
- Transport links
- Community facilities

This urban setting is ideal for supported living, allowing residents to integrate into the community while remaining close to services.

SUMMARY

Mariantonia House and Lorne Street represent a rare opportunity to acquire both operational income and significant supported-living infrastructure in a single, coherent holding.

With vacant possession of the care home, in-place rental income, strong planning precedent, and multiple future use pathways, the asset offers a level of flexibility, risk-mitigation and upside that



