



**On the instructions of Gloucestershire County Council**





# Bohanam House, Gloucester

**Former 40 room Care Facility totalling circa 23,500 sq ft. Potential for a variety of uses subject to planning.**

## Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,538 (2021 Census). It is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.

This property lies adjacent to Armscroft Park and is situated fronting Barnwood Road with access provided from Armscroft Road with no vehicular access on to the Barnwood Road. The immediate area is predominantly residential with a wide range of commercial and retail properties provided within ½ mile on Eastern Avenue.

## Description

The property dates from around 1870 with later additions in the 1970's and is a purpose built 40-bed care facility set within an attractive landscaped site with mature gardens, trees and shrubs. It fronts the Barnwood Road, however the main entrance is situated to the rear with accesses provided at various points around the perimeter of the building.

The accommodation comprises a range of bedrooms (no ensembles), bathrooms, a range of day rooms, commercial kitchen, dining room, offices and ancillary space. A passenger lift is situated in the newest section.

The total site area extends to approximately 0.4 hectares (1 acre).

*The adjacent properties 6 and 8 Barnwood are not included with the sale.*

## Accommodation

Approximate gross internal areas

Ground Floor	970.13 sq m	(10,442 sq ft)
First Floor	882.54 sq m	(9,500 sq ft)
Second Floor	205.10 sq m	(2,208 sq ft)
Third Floor	24.83 sq m	(267 sq ft)
Basement	108.22 sq m	(1,165 sq ft)
<b>Total</b>	<b>2,190.82 sq m</b>	<b>(23,582 sq ft)</b>

## Planning

The property has been used as a care home which falls within Class C2 of the Use Classes Order 1987. Other uses falling within this category include hospitals, nursing homes, boarding schools, residential colleges and training centres.

The property is not Listed and doesn't lie in a Conservation Area.

## Council Tax

The property is listed within Band G for Council Tax purposes.

## Energy Performance Certificate

An EPC is being prepared.





# Bohanam House, Gloucester

## Terms

The property is offered freehold with vacant possession.

The access road shaded brown on the attached plan is not adopted and will be retained by Gloucestershire County Council; full access rights will be granted over it, and maintenance costs will be shared.

On the instructions of Gloucestershire County Council, we are instructed to invite final and best offers by 12pm on Friday 30<sup>th</sup> August 2024.

Consideration will be given to conditional and unconditional offers.

## Guide Price

£1,500,000.

## VAT

The property is not elected for VAT.

## Legal Costs

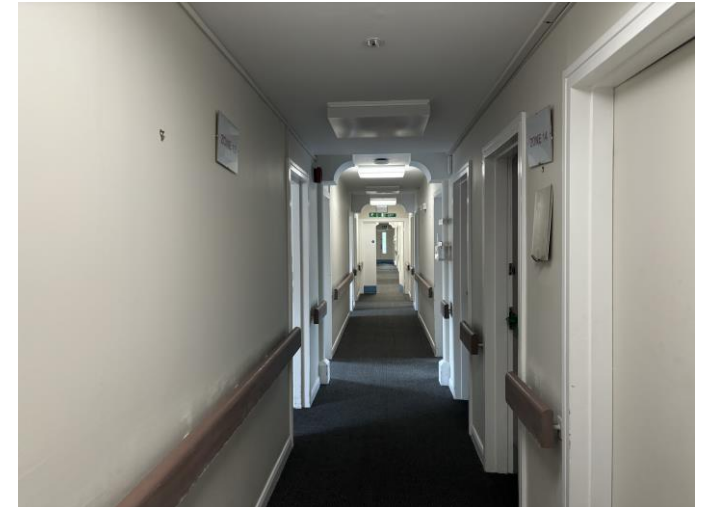
Each party to bear their own costs incurred in the transaction.





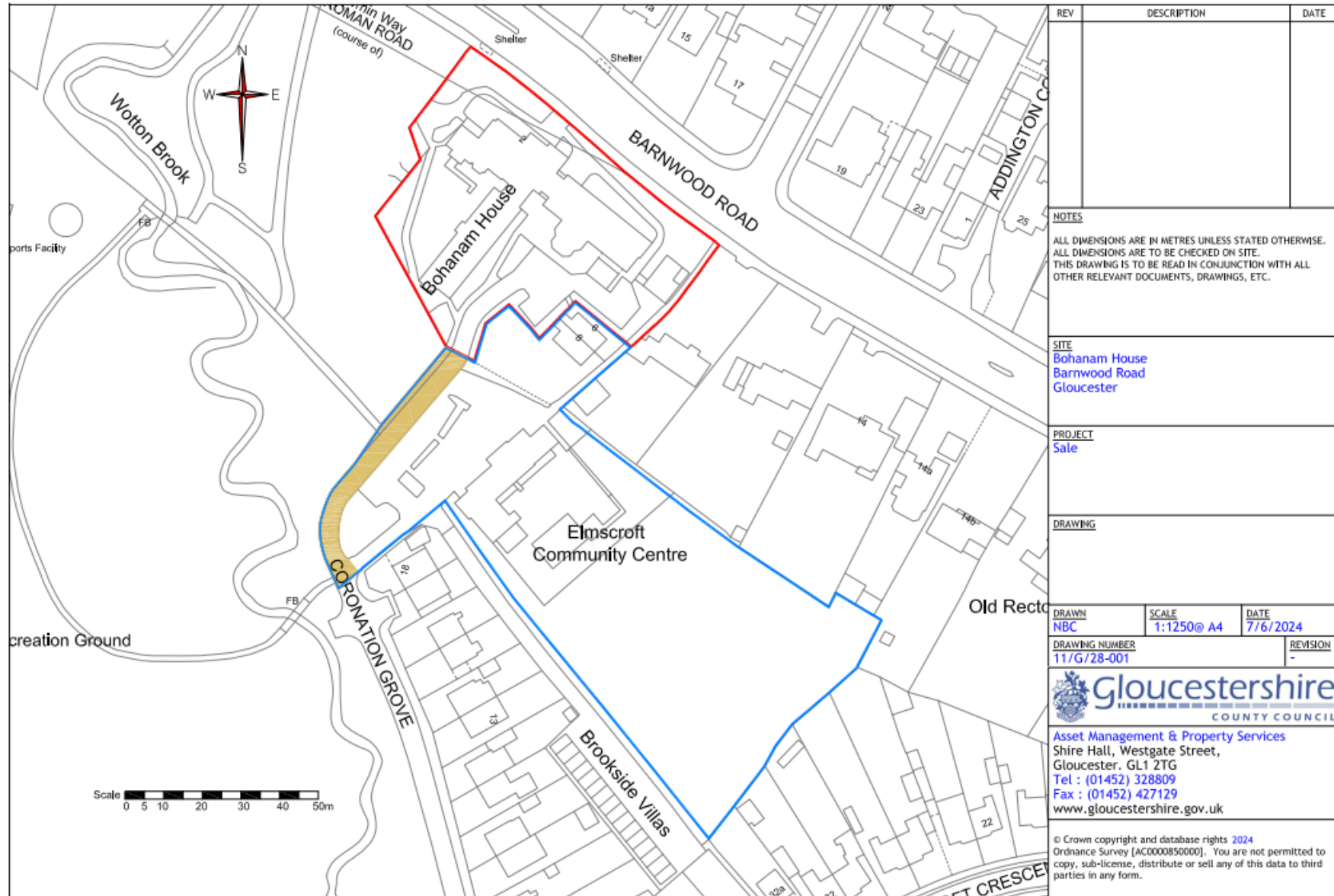


# Bohanam House, Gloucester





# Bohanam House, Gloucester



Not to scale







# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

**Simon McKeag** BSc (Hons) MRICS

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453

**We are proposing to carry out set viewing days - please contact us for days and times.**

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

#### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

#### **Money Laundering Regulations 2017**

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

#### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

#### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

