



Cedar Lawn Care Home, Cedar Close, Stratford-upon-Avon, CV37 6UP

Opportunity to acquire a vacant Care Home with potential for alternative uses (STPP)

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YOUNG**

Cedar Lawn Care Home, Stratford-upon-Avon

Description

The care home comprises a two-storey detached building extending to approx. 17,577 sq ft (1,633 sqm) GIA. It occupies a roughly rectangular plot extending to approx. 1.27 acres (0.51 ha) gross.

The property has been used as a care home since c. 1970 and is now vacant. We understand that it was originally a large family home which has been significantly extended to provide accommodation for up to 37 residents. The western wing was built in 1997 and a former bungalow was extended to link to the care home.

The building occupies the western half of the site with the eastern half comprising of mature gardens. The site has a wide frontage onto Cedar Close being set back behind a lawn area and parking which extends to one side. We consider the property to have good reuse/redevelopment potential (STPP).

Vacant possession will be provided on completion of the transaction.



Freehold property



Site Area of approx. 1.27 acres (0.51 ha) gross



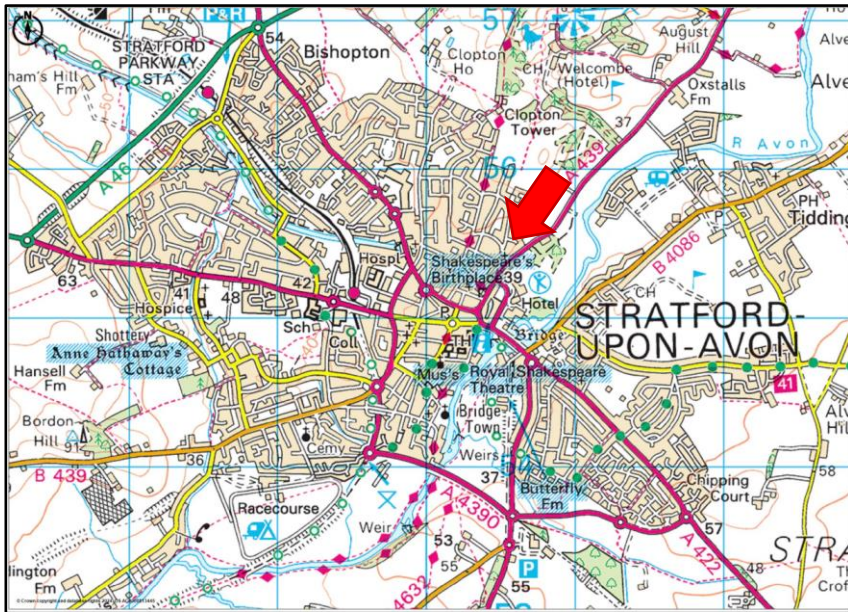
Use Class C2, suitable for a variety of uses (STPP)



Established Residential Area



Location



Situation

The property is located approximately 0.4 miles to the north-east of Stratford-upon-Avon town centre.

Stratford-upon-Avon is a market town in Warwickshire, 21 miles (34 km) to the south-east of Birmingham, 18 miles (29 ha) to the south-west of Coventry and 36 miles (58 ha) to the north-west of Oxford.

The property is located in Cedar Close a small residential cul-de-sac comprising the care home and five residential bungalows. Cedar Close is accessed from Welcombe Road which connects with the Warwick Road (A439).

Stratford-upon-Avon town centre provides a broad range of amenities including national retailers and independent shops and cafes.

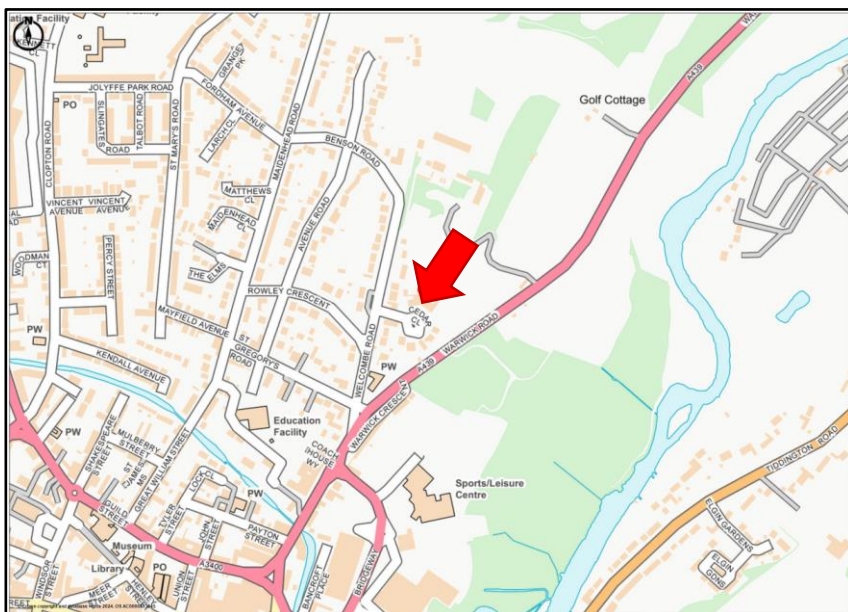
There are also nine schools within 1 mile of the property, two of which have an Ofsted rating of 'Excellent'.

Transport

There are two bus stops 0.15 miles to the south-east of the property on Warwick Road with services to the town centre, Stratford College and Kenilworth.

Stratford's railway station is 0.7 miles to the south-west of the property and Stratford-upon-Avon Parkway is located 1.5 miles to the north-west. These stations provide services to Birmingham, Leamington Spa and Worcester.

Birmingham airport is approximately 17 miles to the north of the property.



Property detail

Tenure

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies Title WK402410 extending to circa 1.27 acres (0.51 hectares) gross.

Services and Highways

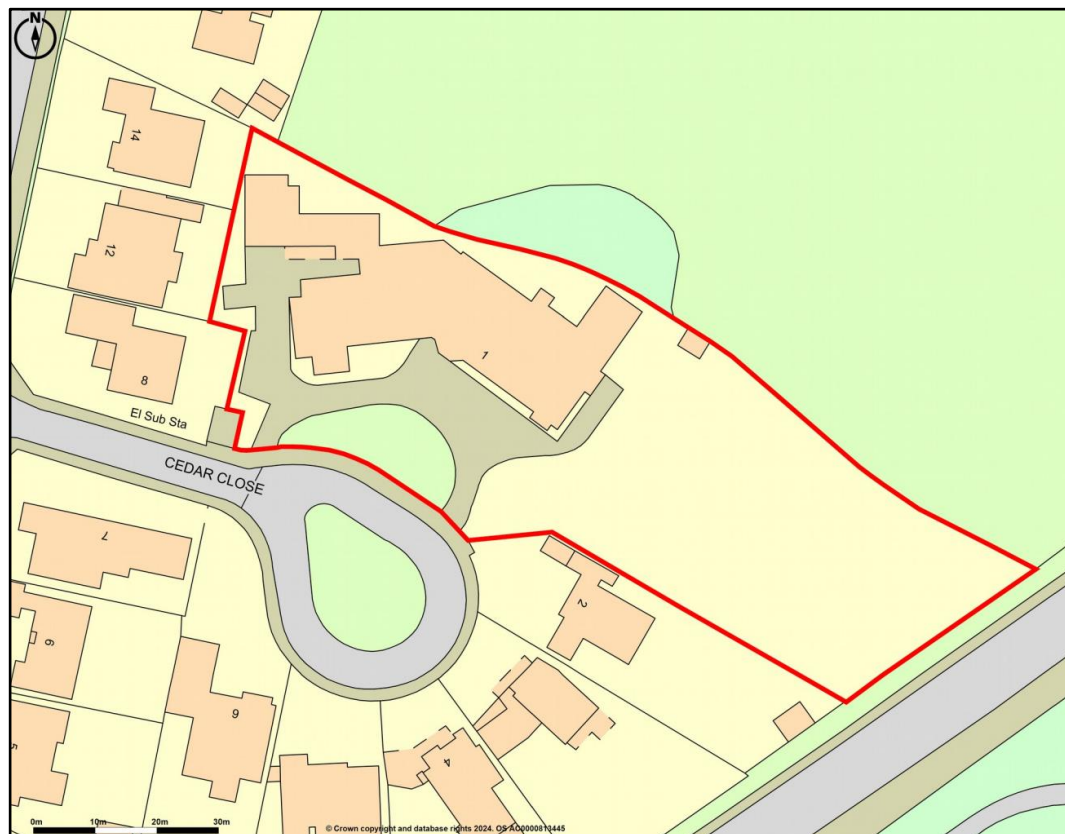
We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Planning

The Local Planning Authority is Stratford-on-Avon District Council.

The current planning use for the site is considered to be Use Class C2, residential care home. We consider the property suitable for a variety of alternative uses, subject to planning permission.

Parties are encouraged to make their own enquiries with the local authority.



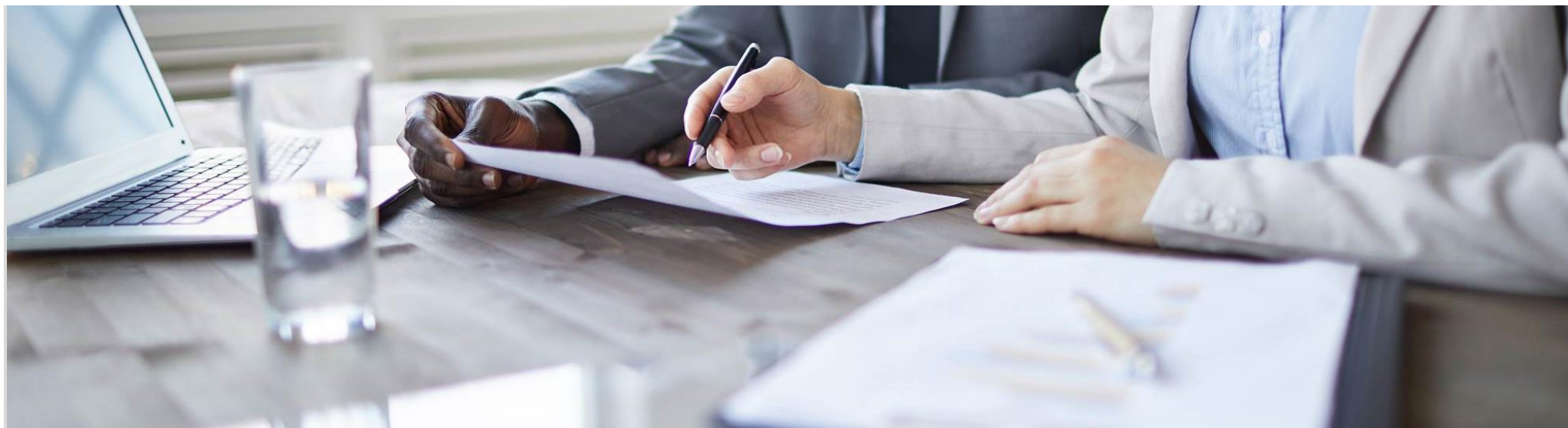
EPC

A copy of the property's EPC is available upon request. The property has an C (54) Energy Rating.

VAT

VAT will not be charged on the transaction.

Method of sale



Method of Sale

The site is being sold on an informal tender basis with vacant possession.

A data room containing further information in respect of the property is available via the Avison Young data site: www.avisonyoung.co.uk/cedarlawn

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

Viewing and Additional Information

It is intended that a number of accompanied viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

Subject to Contract

Basis of Offers

Unconditional offers only are invited for the freehold interest in the entire property.

Offers should be submitted using the bid proforma issued prior to the bid deadline.

Offers are to be submitted in writing by the specified informal tender deadline of 12 noon on 5th July 2024, FAO

**lucy.briggs@avisonyoung.com and
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The Vendor reserves the right not to accept the highest or any offer received.

**For more information
about this property,
please get in touch.**



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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.