


**Residential Care Home, 1-3 Kenilworth
Avenue, Gloucester, GL2 0QJ.**

 Residential Care Home

 Gloucester

 For Sale

 960 m2 (10,333 ft2)





Residential Care Home, 1-3 Kenilworth Avenue

Former Residential Care Home totalling circa 10,333 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.

The property is situated on Kenilworth Avenue, a cul-de-sac accessed off Estcourt Road with no vehicular access on to London Road. The area is known locally as Wotton Pitch and is predominantly residential and has been improved in recent years by several new schemes of residential apartments in London Road and Horton Road. There is a small local Post Office/General Store fronting London Road.

Description

The property comprises two former dwellings at the front of the site, both of brick construction under pitched tiled roofs. The buildings have been extended and altered to provide a 30-bedroom care facility over two floors.

The main entrance is at the front of the building with additional accesses provided from the side and rear. The ground floor includes bedrooms, bathrooms, a range of day rooms, a fully fitted commercial kitchen, dining room, offices and ancillary space with further bedrooms on the first floor. A stair lift provides access to the first floor.

The property is accessed via two tarmac surfaced driveways, one leading to a parking area to the rear. It is set within a landscaped site with gardens to the rear.

There is a terrace of three prefabricated concrete single garages at the rear of the site.

Accommodation

(Approximate gross internal areas)

Ground Floor	757 sq m	(8,148 sq ft)
First Floor	203 sq m	(2,185 sq ft)
Total	960 sq m	(10,333 sq ft)

The total site area extends to approximately 0.239 hectares (0.591 acres).

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. It was previously registered with CQC.

The property is not Listed but does lie within a Conservation Area.

Council Tax

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



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Energy Performance Certificate

The property has a Rating of C-67.

Terms

The property is offered by way of Private Treaty for the freehold interest with vacant possession.

Final and Best offers are sought by 12pm on Friday 4th April 2025.

Consideration will be given to conditional and unconditional offers.

Further details are available from the agents.

Guide Price

£950,000.

VAT

The property is not elected for VAT.

Legal Costs

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



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Former Sceats Memorial Home



Not to scale





Request a viewing

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

Key contact

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