



Wareing & Company

FOR SALE

**SUBSTANTIAL FORMER NURSING HOME IN PRIME LOCATION
SUITABLE FOR A VARIETY OF ALTERNATIVE USES
(subject to planning)**



**Peacehaven, 12 Kenilworth Road,
Leamington Spa, CV32 6TL**

**Gross internal floor area approximately 9,000 sq ft (836.10 sq m)
Plus Coach House, of approximately 2,230 sq ft (207.16 sq m)**

- Period building with two storey Coach House at rear.
- Potentially 21 en-suite bedrooms in main property plus Coach House.
- Ideally suited to conversion / adaptation to apartments, retirement living, hotel, student accommodation, etc (subject to planning).
- Highly sought after location, a short walk from the Town Centre.
 - Vacant possession available immediately.

Freehold Price Guide: £1.1M

Telephone 01926 430700 / Fax 01926 430290

**38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

Kenilworth Road is the principal arterial route to the north of Royal Leamington Spa Town Centre and leads directly to the A46 Bypass. The area predominantly comprises good quality substantial residential properties including converted and purpose built apartments along with a preparatory school and various retirement/sheltered living complexes.

The subject property is situated on the eastern side of Kenilworth Road between Binswood Avenue and Lillington Avenue. Parade, the principal shopping area for the town, is within 500 metres and includes a host of bars and restaurants and cinema as well as various leisure facilities.

Description

The premises are within the Conservation Area and comprise a two storey detached building which stands at the front of the site and set behind the car parking spaces and a screen of mature trees and bushes.

To the rear is a two storey wing and beyond that are further car parking facilities, a Coach House which has been adapted to provide a self contained flat at ground and first floor level (but could easily be converted back to a single residence), and a garden area.

Originally built for residential purposes, the main property has been used for many years as a residential care home with a passenger lift. Up to 21 en-suite bedrooms have previously been provided with some of the original larger rooms being partitioned so could easily be re-instated. The residents have recently relocated to a purpose built facility in Coventry so immediate possession is available.

At the far end of the main building is a ground floor room with a single storey extension which will be excluded from the sale. It is owned by the Christadelphians and used by them as a Meeting Hall on Wednesday evenings and Sunday mornings. The property has its own entrance from the front elevation with a gate and pathway leading from Kenilworth Rd. Arrangements are in hand for the services to be separated from the main building so it will be totally self contained with no rights to park and only pedestrian rights across the rear in an emergency.

Peacehaven could be used, subject to planning, for a variety of purposes which could include apartments, retirement living, hotel and student accommodation amongst others. Planning consent was granted in 2005 for conversion of the main building into 4 flats and 3 maisonettes and the erection of a link-detached dwelling to the rear for 3 dwellings. This permission has now expired but we anticipate a similar scheme would be received favourably by the Planners.

At present there are 14 allocated car spaces on site with Kenilworth Road and the surrounding side roads providing a combination of time limited and free all day on-street parking. Bus stops are immediately outside the property and provide regular links with Kenilworth, University of Warwick and Coventry.

Accommodation

A set of plans (not to scale) are attached.

	<u>Gross Internal Area</u>	
	<u>Sq Ft</u>	<u>Sq M</u>
<u>Main Building</u>		
Ground Floor	4429	411.47
First Floor	4533	421.13
Total	10,796	1002.94
<u>Coach House</u>		
Ground Floor (inc integral garage)	1,115	103.58
First Floor	1,115	103.58
Total	2,230	207.16

Outside, there are 14 allocated on site car parking spaces with 8 at the front and six at the rear.

Services

We understand that all mains services are connected or available for connection to the property. No warranties can be provided in respect of any services present at the site and interested parties are advised to make their own investigations. The Meeting Hall which is owned and used by the Christadelphians, known as number 12A Kenilworth Road, is in the process of having the services separated from the main building and therefore, each property will be self sufficient.

Planning

The building is not Listed but is located within Leamington Spa Conservation Area. It is not within the boundary of the Leamington Spa Town Centre Inset within the Warwick District Council Local Plan but it is within the Leamington Spa and Warwick Urban Inset.

The site is not allocated within the Local Plan for any specific use. The immediate area is predominantly residential area so there would be a natural presumption against non-residential uses.

The present use as a nursing home was permitted in the 1960's and a conversion of the Coach House at the rear to two flats was granted in 1971 with the extension to the Meeting Hall being granted in 1988.

Planning permission was approved on 13th January 2005 for conversion of the residential house into 4 number flats, 3 number maisonettes and the erection of a link-detached dwelling to the rear for 3 number dwellings. The application ref was W/0/0041 but this has now expired.

Price Guide

Offers are invited based on a guide price of £1.1M for the freehold interest with vacant possession upon completion.

VAT

VAT will not be charged in addition.

Viewing

By prior arrangement through the sole selling agent:-

Mark Thompson MRICS

Email: mark.thompson@wareingandcompany.co.uk

Tel: 01926 430700

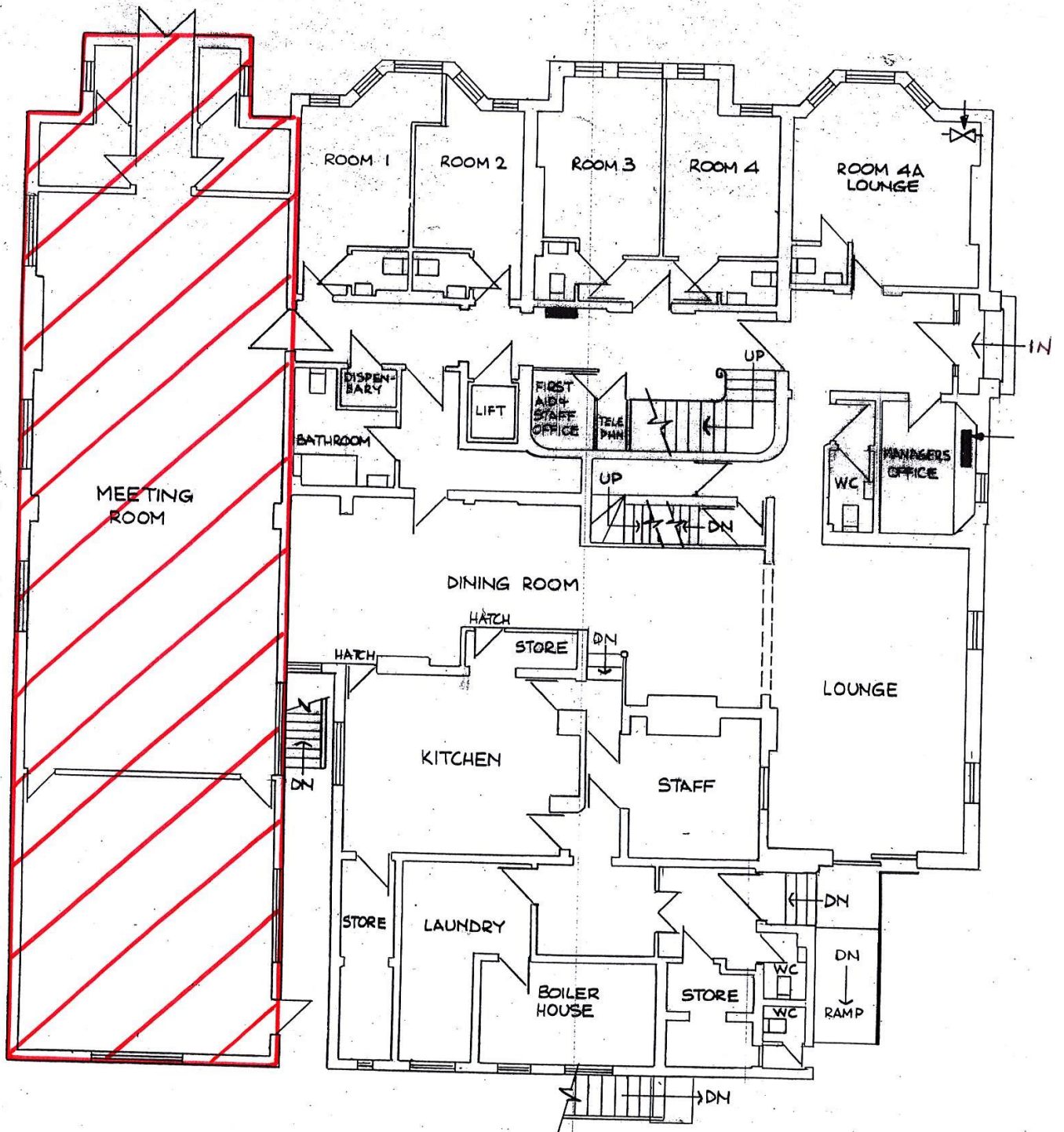
IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

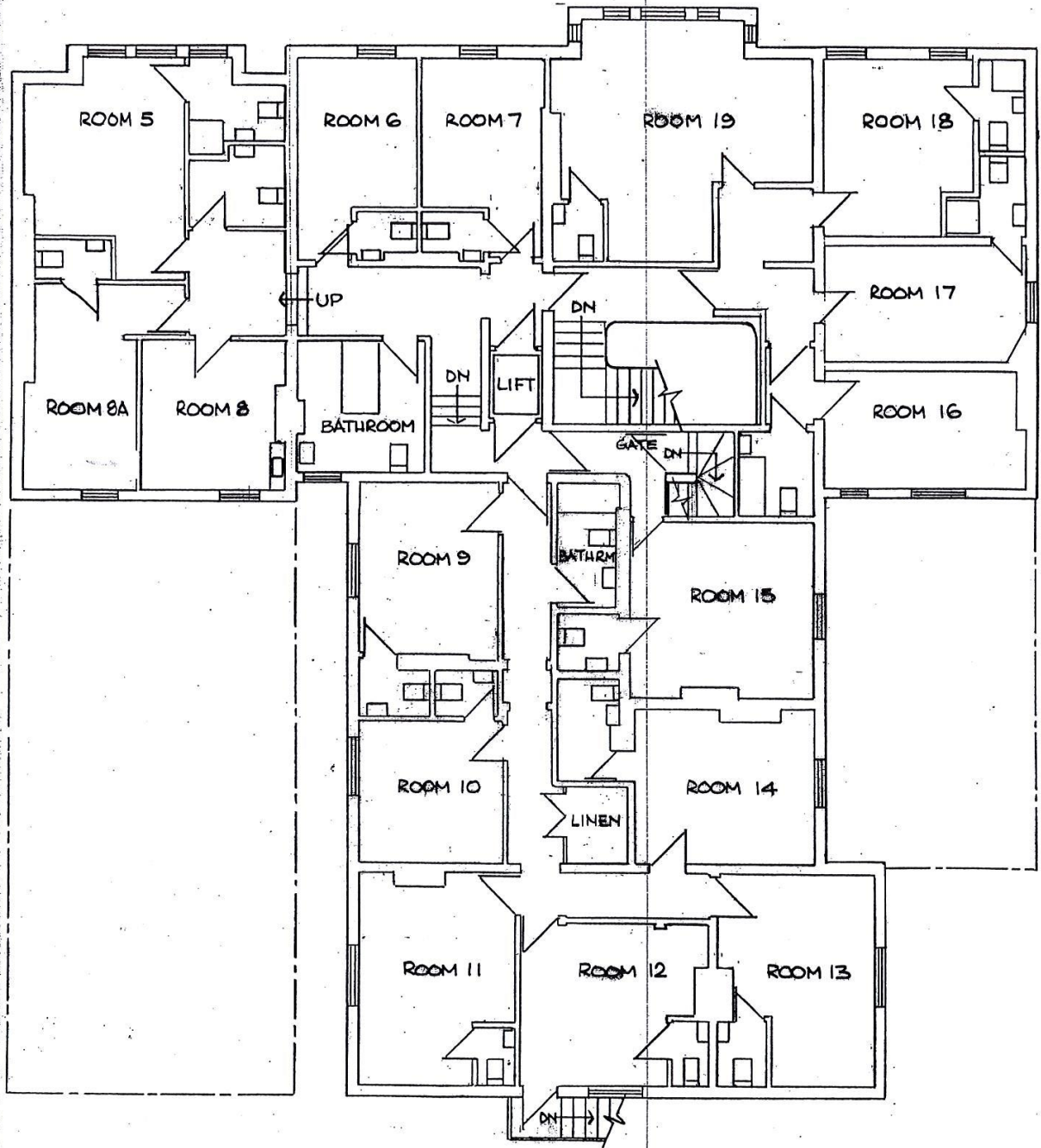




GROUND FLOOR

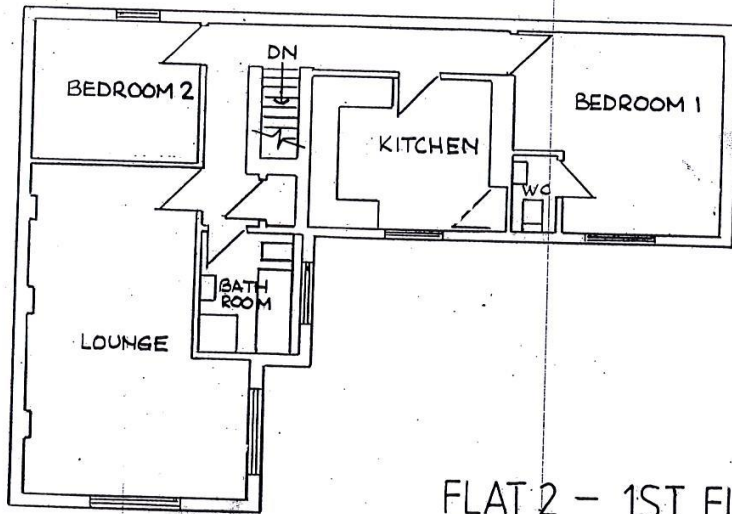
**INDICATIVE ONLY
NOT TO SCALE**

[Red Hatched Box] = EXCLUDED FROM SALE



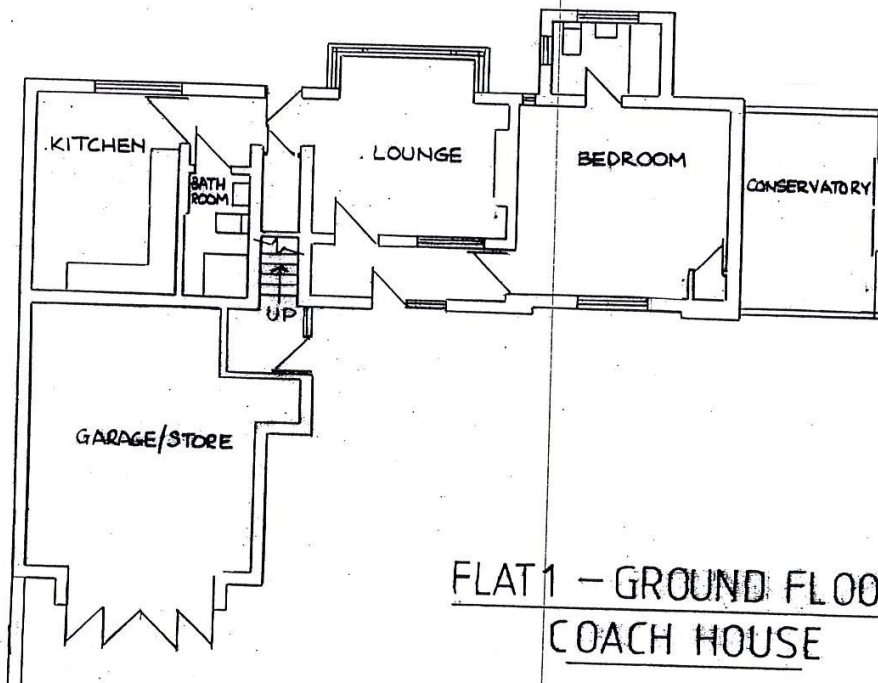
FIRST FLOOR

**INDICATIVE ONLY
NOT TO SCALE**



FLAT 2 - 1ST FLOOR
COACH HOUSE

INDICATIVE ONLY
NOT TO SCALE



FLAT 1 - GROUND FLOOR
COACH HOUSE

COACH HOUSE (PEACEHAVEN)
12 KENILWORTH RD - LEAMINGTON SPA - CV32 5TL

DRAWN - A.P. FOX
MIED IENG
DATE



ver Walk

Pav

Adelaide Bridge

Pump Room

Jephson