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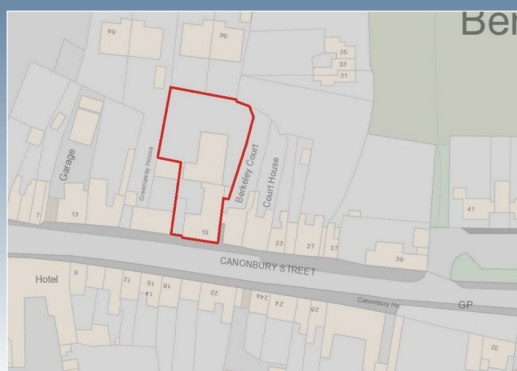
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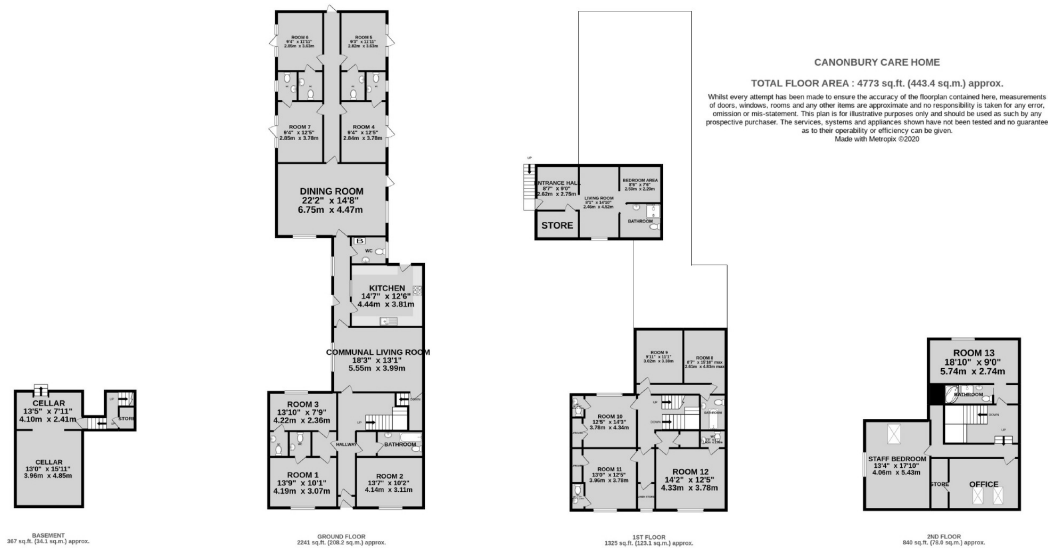
LOT 10 - Canonbury Care Home, 19 Canonbury Street, Berkeley, GL13 9BE

For auction Guide Price £450,000 +

A rare opportunity to purchase a substantial and attractive Grade II listed former residential care home, situated in the heart of Berkeley in Gloucestershire. This impressive detached building measures approximately 4,773 sq ft and comprises a detached three storey house to the front with single storey rear addition, former stable and hayloft and a more recent single storey extension to the rear of the site. The property has been used as a care home up until August this year and now offers potential for a variety of different uses including residential development, subject to obtaining the necessary planning and listed building consents. The property benefits from gardens and a private car park to the rear. 6 WEEK COMPLETION AVAILABLE.



LOT 10 - Canonbury Care Home, 19 Canonbury Street, Berkeley,



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17th September 2020 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL FORMER CARE HOME - POTENTIAL FOR RESIDENTIAL CONVERSION/DEVELOPMENT

DESCRIPTION

An attractive Grade II listed period building that has previously been operating as a residential care home. The spacious accommodation measures approximately 4,773 sq ft (including the cellar) and is arranged to provide 13 bedrooms with additional communal rooms, kitchen and staff accommodation/offices. Externally, the property benefits from a vehicular access lane to the side, wrap around gardens and a private car park accessed through an archway under the former hayloft. The property offers potential for a variety of different uses including residential conversion/development and a scheme of mews cottages and self-contained flats may be suitable, subject to consents.

6 WEEK COMPLETION AVAILABLE

PLANNING

We understand that the property currently benefits from a C2 (Residential Institutions) use class. The current owners have carried out a Pre-application enquiry with Stroud District Council in relation to a potential redevelopment of the property to provide 4 new, one and a half storey mews cottages at the rear of the site and 5 or 6 flats in the main building at the front. The Council's response to the Pre-application enquiry was very positive and a copy of the response along with the proposed plans will be available in the auction legal pack.

GROSS DEVELOPMENT VALUE (GDV)

On the basis that planning and listed building consent can be obtained for a scheme similar to the one outlined in the Pre-application enquiry (4 x mews houses and 6 x flats), we would anticipate a GDV in the region of £1,500,000 - £1,600,000.

LOCATION

The property is situated on Canonbury Street in the heart of the market town of Berkeley in Gloucestershire. A range of local amenities are easily accessible and the property sits less than 500m from the historic Berkeley Castle. Berkeley lies midway between Bristol and Gloucester and excellent transport links are provided via the M5 motorway.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

LOCAL AUTHORITY

Stroud District Council.

SOLICITOR

Andrew Cooper, Star Legal
Tel: 01454 414 342
Email: andrew.cooper@star-legal.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

***GUIDE PRICE**

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction.



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
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Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

