

The logo for Alder King Property Consultants, featuring the company name in white text on a dark green background with a white border.

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PROPERTY CONSULTANTS

On the instructions of Gloucestershire County Council
Refurbishment/Development Opportunity

Wyatt House, Mathews Way, Paganhill, Stroud, GL5 4EE

Closed nursing home
Formerly 30 registered beds
0.30 hectares | 0.745 acres

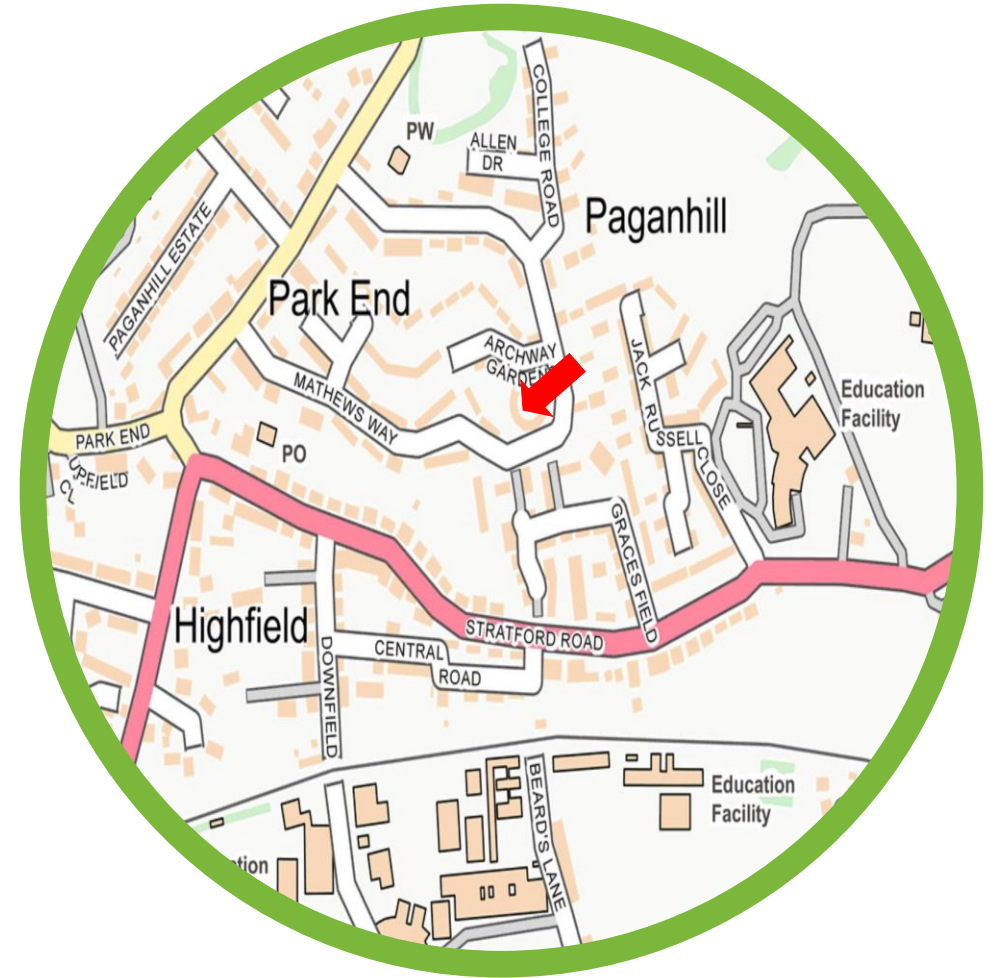
- Accessible location
- Established residential area
- Alternative use potential subject to planning

Location

The property is accessed off Stratford Road (A4171 and links to A419 at Cainscross) and Paganhill Lane/Farmhill Lane via Mathews Way.

The property has entrances off Mathews Way and Archway Gardens.

South Gloucestershire and Stroud College Campus, Stratford Park Leisure Centre and Stroud town centre are located to the east.



M5



**Junction 13
3 miles west**

Cainscross



0.65 miles

Stroud



1.70 miles

Gloucester



12 miles

Accommodation

Description

The property provides a substantial purpose-built care home facility constructed during the 1970s.

The 'donut' shaped building is of reinforced concrete frame construction with brickwork and paneled elevations incorporating Upvc windows beneath a flat roof.

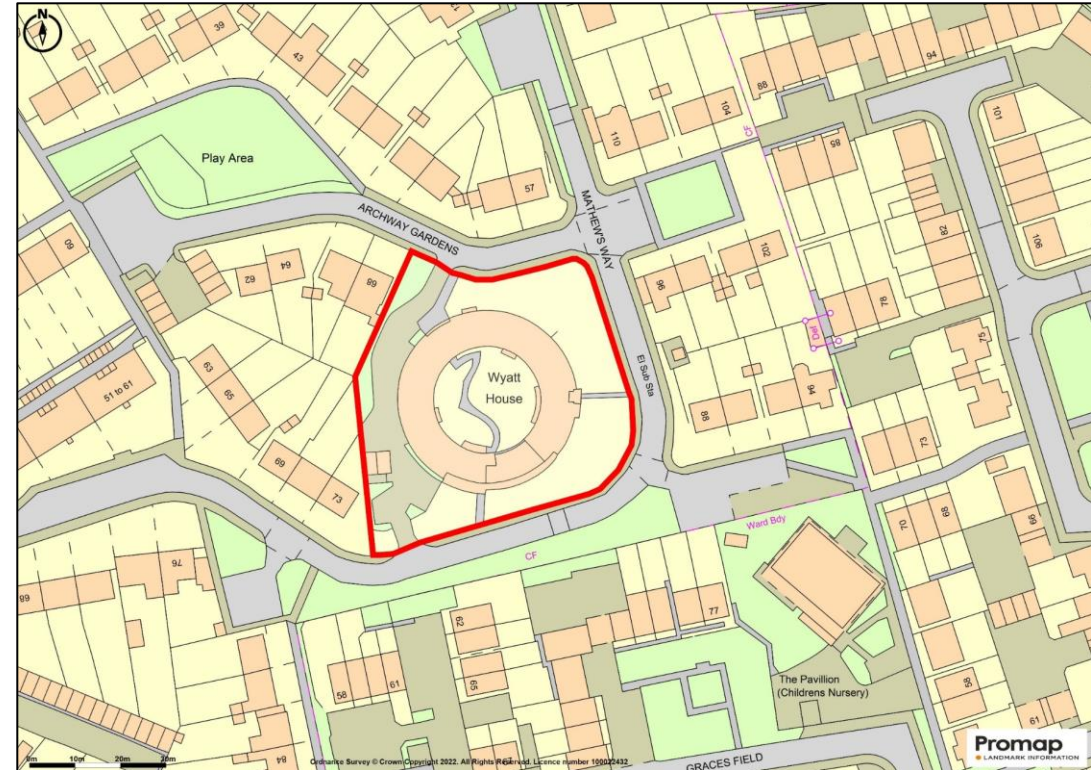
The closed care facility (2019) comprises mainly cellular accommodation arranged over ground and first floors served by staircases and a lift. The existing layout provides the original 30 registered beds together with bathrooms, communal dining and lounge areas, commercial kitchen and ancillary accommodation.

The property, which is bounded by gardens and residential, is situated on a split-level site totalling approximately 0.30 hectares (0.745 acres).

Services

We are advised that mains services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier/purchaser must satisfy themselves independently as to their state, condition and suitability.

In respect of development, any party will need to make their own enquiries of the relevant authorities regarding the service capacity.



► Planning | Rates | EPC | Terms

Planning

The Property is situated within a residential area and has established C2 (Residential Institutions) use for a care and nursing home. Alternative uses covered by the classification include health, boarding schools, residential colleges and training centres.

Planning enquiries regarding the existing and potential uses should be directed to the Planning Department of Stroud District Council (01453 766321).

Council Tax & Business Rates

The property is subject to an existing Council Tax Assessment under Band F.

A change of use may require reassessment for Council Tax or Business Rates purposes.

Interested parties should make their own enquiries to the charging authority Stroud District Council.

Energy Performance Certificate

An EPC will be made available during the marketing period.

Information Pack

Information including Land Registry title, reduced floor plans, Structural Inspection Report (2021) and the Scoring & Evaluation Process can be made available in a PDF format.

Guide Price

Unconditional and subject to planning offers are invited.

All offers will be subject to a scoring and evaluation assessment undertaken by Gloucestershire County Council Asset Management and Property Services. Full information is included in the Information Pack.

Terms

Sale of the freehold interest with vacant possession on completion.

Legal Costs

Each party is to be responsible for their own legal costs.

The purchaser will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following receipt of the contract.

VAT

No VAT will be charged on the sale.

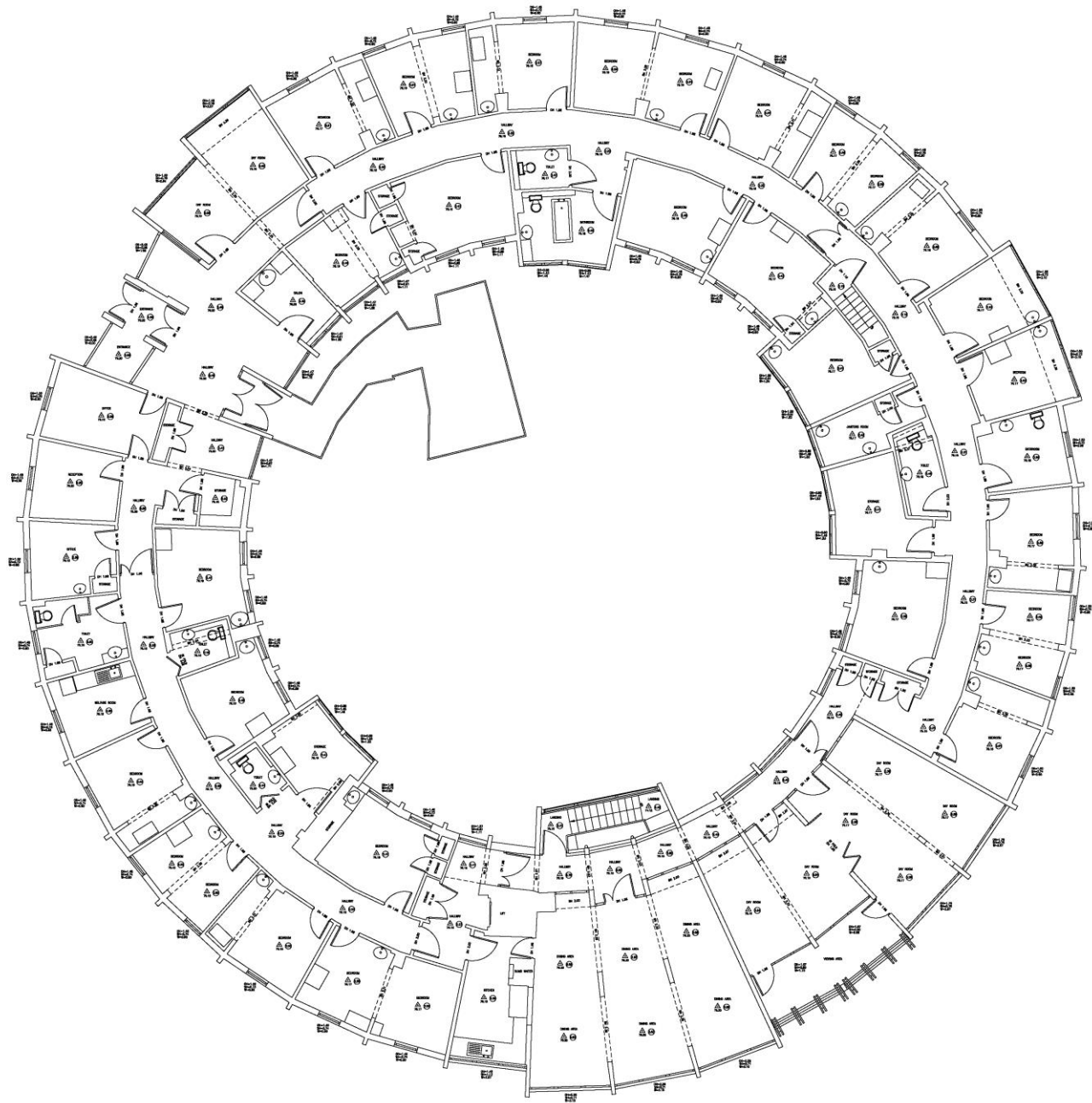
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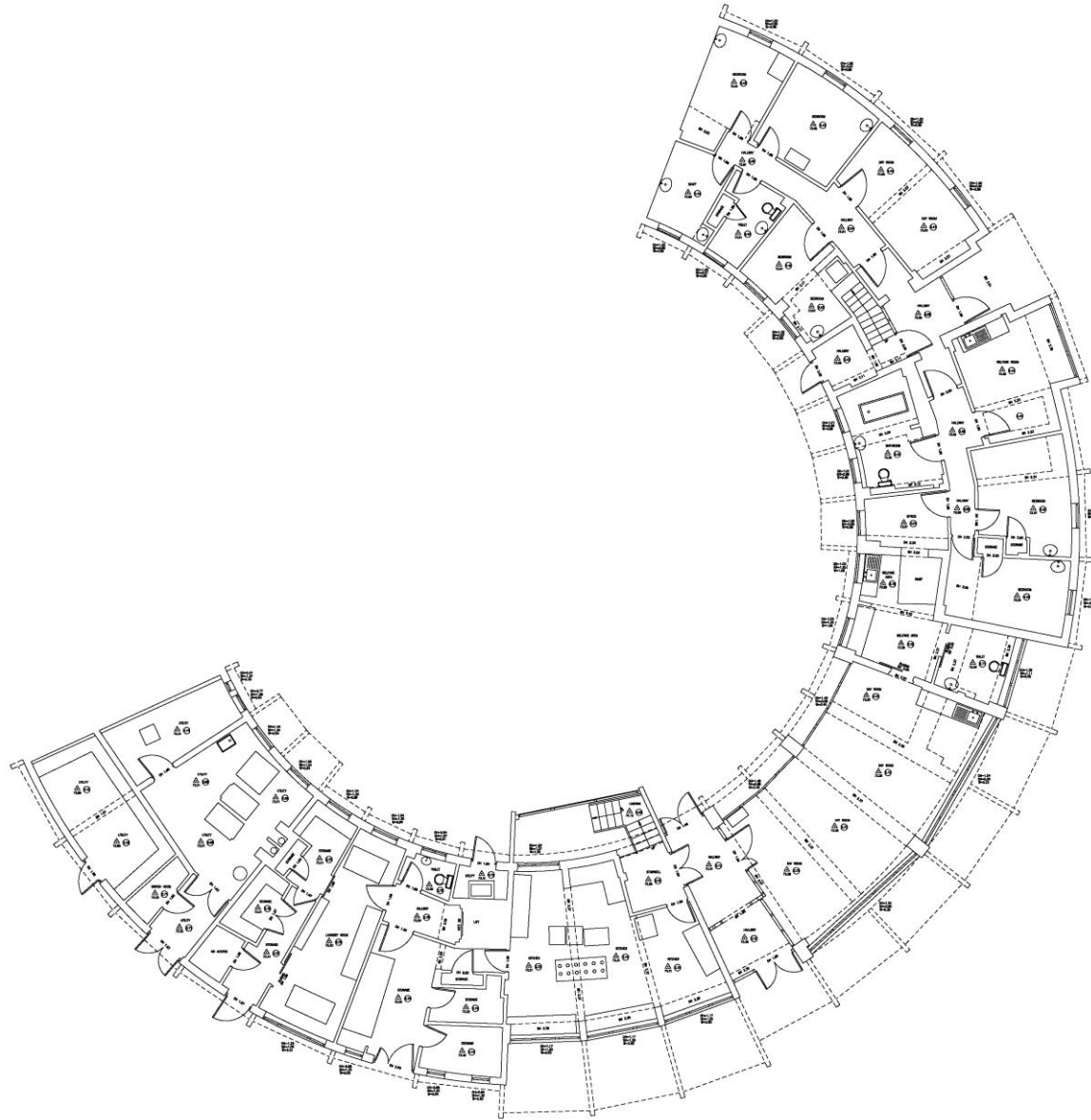
A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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GROUND FLOOR

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: PJP/N97559

Date: July 2023 **Subject to Contract**



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. 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.

2. 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.

3. 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.