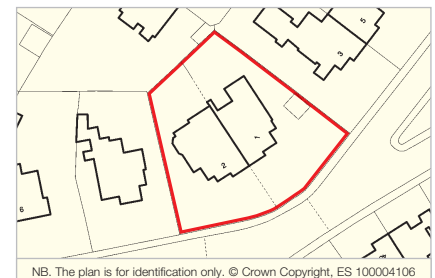


Weston-Super-Mare

**'Kew Gardens',
1 Kew Road,
North Somerset
BS23 2NP**

- **A Freehold Detached Former Care Home**
- Internally arranged to provide 29 Bedrooms with Communal Facilities
- Car Parking to Rear
- Possible Development Potential subject to all necessary consents

Vacant Possession



To View

The property will be open for viewing on Tuesday 16th December between 12.00 – 1.00 p.m.

Joint Auctioneer

Christie & Co (Ref: Simon Harvey).
Tel: 07764 241310.
Email: simon.harvey@christie.com

Seller's Solicitor

Messrs Mills & Reeve LLP
(Ref: Emma Connaughton).
Tel: 0121 456 8321.
Email: emma.connaughton@mills-reeve.com

VACANT – Freehold Former Care Home



Tenure

Freehold.

Location

The property is situated on the north side of Kew Road at its junction with Bristol Road Lower and St Joseph's Road. Conveniently located less than half a mile from the heart of Weston-Super-Mare, the property benefits from a wide range of amenities and facilities. Junction 21 of the M5 Motorway is less than 5 miles to the east whilst Weston-Super-Mare Rail Station offers direct services to Bristol with journey times of approximately 35 minutes.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property has been modified and extended over the years and was most recently used as a registered care home for 34 residents. In total there are 29 bedrooms of which 22 have en-suite facilities. There is a lift to all floors (not tested). To the front is a driveway which leads to a rear driveway.

Accommodation

Ground Floor – Three Lounges, Two Dining Rooms, Office, Kitchen, WCs, Sluice, Bathroom with WC, Shower Room, 9 Bedrooms (8 with En-Suite)

First Floor – 20 Bedrooms (14 with En-Suite), Shower Room, Separate WC, Sluice, Staff Room

Planning

Planning Authority: North Somerset Council.

Tel: 01934 888888.

The property may afford potential for redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.