

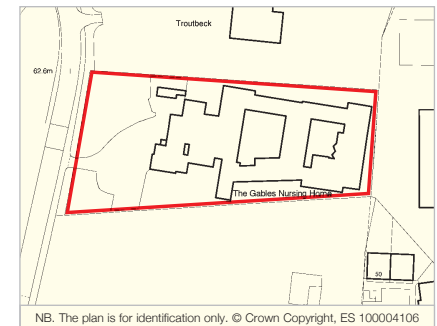
Crawley

The Gables, Ifield Green, Ifield, West Sussex RH11 0NU

- **A Freehold Former Residential Care Home (C2 Use)**
- **Comprising Fifty-Four Bedrooms and Associated Accommodation**
- **Total Site Area Approximately 0.409 Hectares (1.013 Acres)**
- **Total Floor Area Approximately 1,413.80 sq m (15,218 sq ft)**
- **Possible potential for Redevelopment subject to all obtaining all necessary consents**

Vacant Possession

BY ORDER OF RECEIVERS



Seller's Solicitor

Messrs Locke Lord (UK) LLP
(Ref: Rebecca Watkins).
Tel: 020 7861 9049.
Email: rebecca.watkins@lockelord.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of Ifield Green, to the south of its junction with Ifield Avenue. Local amenities are available, with more extensive facilities being accessible in Crawley town centre to the south. Nearby roads include the A23 and M23 Motorway to the east. Rail services run from Ifield Station to the south-west and Gatwick Airport is to the north. The open spaces of Cherry Lane Recreation Ground are within walking distance. Rail services run from Ifield Station to the south-west and Gatwick Airport is approximately 3.8 miles to the north.

Description

The property comprises a substantial detached former residential dwelling which has been altered and extended to create a residential care home. The original property is arranged over ground and first floors beneath a pitched roof. The additional extension to the rear is single storey beneath a flat roof. Externally there is extensive off-street parking together with a garden and two courtyards. There is also an outbuilding.

Accommodation

Site Area Approximately 0.409 Hectares (1.013 Acres)

Internal Floor Area Approximately 1,413.80 sq m (15,218 sq ft)

A schedule of Accommodation is set out below.

Floor	Accommodation
Ground	47 x Single Bedrooms (26 x En-Suite), 1 x Twin En-Suite Room, 2 Sluice, 7 x Bathroom/WC, 8 x WC, Staff Room, Lounge, Conservatory, 2 x Linen Store, Clinical Room, 3 x Plant Room, 2 x Store, Office, 2 x Day Room, Lockers, Laundry Room, Reception, Catering Kitchen
First	5 x Single Rooms, 1 x Twin En-Suite Room, 2 x Bathrooms

Planning

Local Authority: Crawley Borough Council.

Tel: 01293 438512.

The property may afford potential for change of use and/or development, subject to obtaining all the necessary consents.

To View

The property will be open for viewing every Monday between 1.30 – 2.15 p.m. and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: UD).

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.