

Derby St Werburghs, Church Street, Spondon, Derbyshire DE21 7LL

- **A Freehold Grade II Listed Former Care Home**
- Twenty-Nine Bedrooms
- Potential for Conversion to Residential Use (subject to consents)
- Site Area Approximately 0.370 Hectares (0.914 Acres)

Vacant

BY ORDER OF SANCTUARY GROUP



To View

The property will be open for viewing every Tuesday and Friday before the Auction between 11.15 – 11.45 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Gowling WLG (Ref: Lee McBride).
Tel: 0121 393 0148.
Email: lee.mcbride@gowlingwlg.com

Joint Auctioneer

CBRE (Ref: Shaun Skidmore).
Tel: 0161 233 5650.
Email: shaun.skidmore@cbre.com

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located approximately three miles to the east of Derby. Derby is approximately ten miles north-east of Burton upon Trent, 14 miles west of Nottingham and 15 miles north-west of Loughborough. The property is served by the A52, directly south of the care home, which links Derby city centre to the west and Nottingham to the east. The M1 Motorway is approximately five miles to the east, linking the property with surrounding towns and cities. Rail services run from Spondon Station and bus stops are available within a ten minute walk. The property is situated in the village of Spondon, on the west side of Church Street, in an attractive setting. Immediately to the east of the care home is St Werburghs Church, at the junction of Lodge Lane and Sitwell Street. To the north and west is a mix of residential housing and single storey assisted living properties built within the last ten years. The surrounding area comprises residential dwellings of a similar age to the subject property, together with some new build housing. A number of retail warehouses are located to the south-west and there is a school to the north.

Description

The property is an attractive, converted vicarage, with a number of extensions, under a pitched slate roof. The original building is Grade II listed. Much of the internal accommodation has original architectural features and high ceilings. The building is located to the north-western corner. The grounds comprise various lawned areas, mature trees and a paved area with a water feature to the rear. Additionally there is a detached single storey outbuilding on the site. The property lends itself to conversion to residential use, subject to all necessary consents. Pedestrian and vehicular access is by right of way from Church Street.

Accommodation

Ground Floor – Entrance Hall, Reception Room, Fourteen Bedrooms, Two Residents Lounges, Hairdressing Room, Sun Lounge, Kitchen, Various WCs

First Floor – Fifteen Bedrooms, Three Bathrooms, Treatment Room, Various WCs

Second Floor – Two Rooms, Store, Bathroom/WC

Basement – Two Stores, Dry Room

Site Area Approximately 0.370 Hectares (0.914 Acres)

Planning

Local Planning Authority: Derby City Council.

Tel: 01332 640795.

Email: developmentcontrol@derby.gov.uk

The property may present potential for conversion to residential use, either as a single dwelling or as flats, subject to 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.allisop.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.

