

Kington Langley **Greathouse,** **Swindon Road,** **Nr Chippenham,** **Wiltshire** **SN15 5LZ**

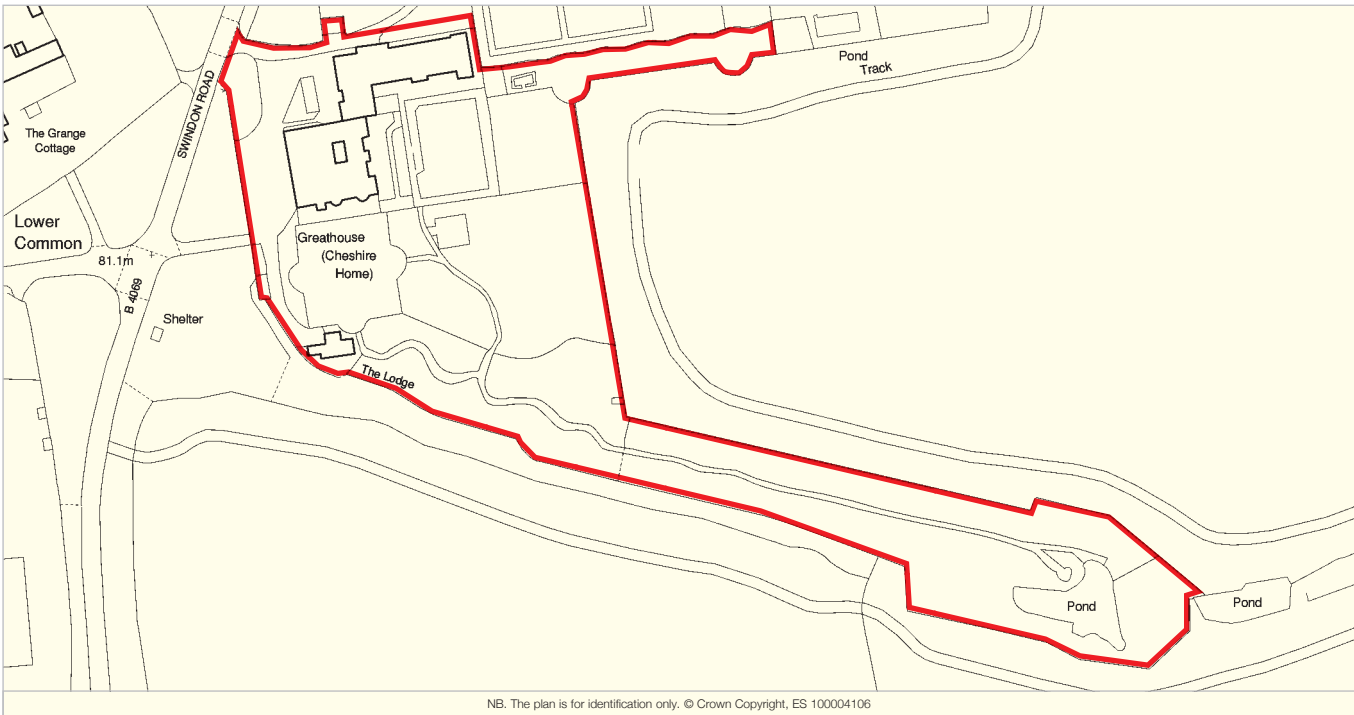
- **A Freehold Grand Grade II* Listed Manor House**
- Formerly used as a Care Home (Use Class C2)
- Set in Grounds extending to Approximately 1.95 Hectares (4.818 Acres)
- Total Floor Area Approximately (GIA) 2,195.7 sq m (23,635 sq ft)
- Total Floor Area Approximately (NIA) 1,216.5 sq m (13,094 sq ft)
- Together with a Detached Caretaker's Lodge House subject to a Licence
- Potential for alternative uses such as Residential, Hotel, Office or continued C2 Use subject to obtaining all necessary consents
- Current Rent Reserved
£3,960 per annum from The Lodge with Vacant Possession of the Remainder

BY ORDER OF A CHARITY

Joint Auctioneer
 Messrs Cluttons LLP (Ref: EB)
 Tel: 0207 647 7272
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Seller's Solicitor
 Messrs Wright Hassall LLP (Ref: GW).
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INVESTMENT/PART VACANT – Freehold Former Care Home and Lodge House



Tenure
 Freehold.

Location
 The property is situated on the east side of Swindon Road (B4069), in the attractive rural Wiltshire village of Kington Langley. Chippenham town centre is to the south-west, with more extensive facilities being available in Bath, Bristol and Swindon, to the west and north-east respectively. There is a rail station in Chippenham town centre. Bristol Airport is to the west. The B4069, A350 and J17 of the M4 Motorway provide access to Bristol and Cardiff to the west and Swindon and London to the east. The property is within a conservation area.

Description
 The property comprises a detached Grade II* listed building arranged over basement, ground, first and second floors beneath a pitched roof. There is also a detached lodge house arranged over ground and first floors beneath a pitched roof, together with various outbuildings and car parking. The property occupies a site extending to approximately 1.95 hectares (4.818 acres). The property benefits from a lift (not tested).

Accommodation
 A schedule of Accommodation is set out below.

Site Area Approximately 1.95 Hectares (4.818 Acres)

Tenancy
 The Lodge House is subject to a Licence from 1st August 2018 at a rent of £330 per month.

Planning
 Local Planning Authority: Wiltshire Council Planning Department.
 Tel: 0300 456 0114.
 The current planning use for the Main House is C2 (Residential Institution). The current planning use for the Lodge House is C3 (Dwelling House).
 The National Heritage list for England identifies the building as Grade II* listed.
 The property may afford possible potential for development and/or alternative uses, subject to obtaining all necessary consents.

To View
 The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 10.00 a.m. and on Saturday 2nd February between 12.00 – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

| House | Floor | Accommodation | Approximate GIA | Approximate NIA |
|-----------------|--------------|--|---|---|
| Great House | Basement | – | – | – |
| | Ground Floor | Twenty-Four Resident Rooms, Eight Further Rooms, Two Kitchens, Seven WCs, Two Shower Rooms | (Main House) 636.2 sq m (6,847 sq ft) (New Extension) 531.7 sq m (5,723 sq ft) | (Main House) 373.1 sq m (4,016 sq ft) (New Extension) 346.4 sq m (3,728 sq ft) |
| | First Floor | Five Resident Rooms, Seven Further Rooms, Three WCs, Shower Room, Kitchen | 527 sq m (5,672 sq ft) | 334.2 sq m (3,597 sq ft) |
| | Second Floor | Four Resident Rooms, WC | 371.8 sq m (4,002 sq ft) | 67.2 sq m (723 sq ft) |
| The Lodge House | Ground Floor | Reception Room, Kitchen, Utility Room, WC | 70.5 sq m (758 sq ft) | 53.5 sq m (576 sq ft) |
| | First Floor | Three Bedrooms, Bathroom/WC | 58.5 sq m (630 sq ft) | 37 sq m (398 sq ft) |

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 £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.

