

On the instructions of Gloucestershire County Council Refurbishment/Development Opportunity

Westbury Court, Westbury-on-Severn, Gloucestershire, GL14 1PD

Closed purpose built care home
0.43 hectares | 1.07 acres

- Edge of village location
- Adjacent to a National Trust garden
- 40 single bedrooms and communal facilities
- Alternative use/development potential subject to planning

Location

The village of Westbury-on-Severn is situated on the A48 with Gloucester 8 miles to the north east and Chepstow 19.5 miles to the south west (access to the original Severn Bridge/Junction 2 of the M48).

The property is situated on the eastern edge of the village between The National Trust's Westbury Court Gardens and the Church of St Peter and St Paul.

Village facilities include a public house, dental surgery and Westbury on Severn C of E Primary School.



Chepstow



19.5 miles

M48



21.5 miles

Gloucester



8 miles

M5 (J11)



12.5 miles

Accommodation

Description

The property provides a purpose-built care home facility constructed circa 1968.

The building is mainly two storey with brickwork elevations incorporating Upvc frame windows and several balconies beneath pitched and flat roofs.

The closed care facility (2022) is arranged over ground and first floors served by staircases and a lift. The existing layout comprises 40 single rooms (includes three ensuite) together with bathrooms, communal dining and lounge areas, commercial kitchen and ancillary accommodation.

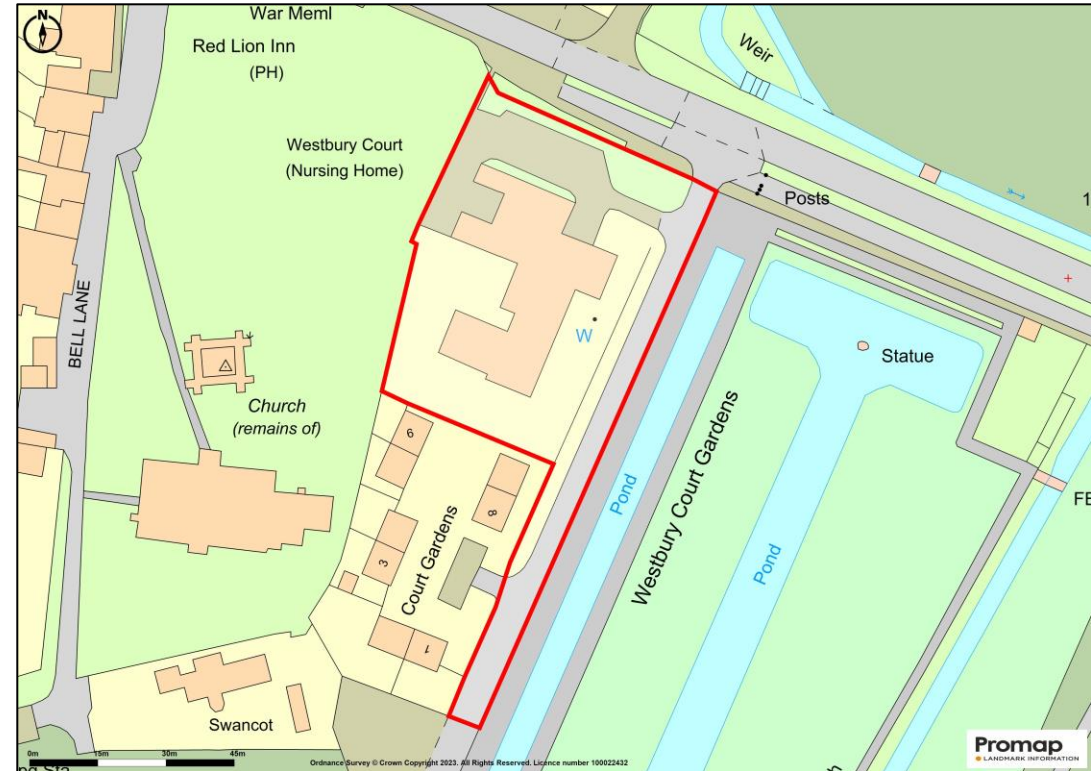
Externally there is a tarmac surfaced car park to the front of the building. There are also sections of garden.

The freehold interest, which includes the road leading to adjoining residential bungalows and the National Trust Garden, is estimated at 0.43 hectares (1.07 acres).

Services

We are advised that mains services are connected to the property. 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 any development proposals interested parties will need to make their own enquiries of the relevant authorities regarding the service capacity.



Planning | Rates | EPC | Terms

Planning

The Property is situated on the edge of the village and has established C2 (Residential Institutions) use as a care and nursing home. Additional uses covered by the classification include health, boarding schools, residential colleges and training centres.

Alternative uses could include hotel/boarding house, residential conversion and residential redevelopment (subject to planning).

Planning enquiries regarding the existing and potential uses should be directed to the Planning Department of Forest of Dean District Council (01594 810 000).

Council Tax & Business Rates

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

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 Forest of Dean District Council.

Energy Performance Certificate

An EPC will be made available during the marketing period.

Information Pack

Information including the Land Registry title and reduced floor plans can be made available in a PDF format for interested parties.

Guide Price

Unconditional (with or without overage) and subject to planning offers are invited.

Terms

Sale of the freehold interest with vacant possession on completion.

A copy of the registered title and the conveyance of the adjoining gardens detailing the restrictive covenants, is available on request.

Note: As stated the freehold title includes the access road serving the adjoining residential dwellings and the National Trust garden.

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.

AML

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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PROPERTY CONSULTANTS



Viewing Arrangements

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



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: PJP/N98270

Date: July 2023 **Subject to Contract**



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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.