



FOR SALE - RESIDENTIAL CARE FACILITY – ALTERNATIVE USE (STP)
1-3 Kenilworth Avenue, Gloucester, GL2 0QJ

FOR SALE – Substantial 31 no. Bedroom Residential Care Facility

1-3 Kenilworth Avenue, Gloucester, GL2 0QJ

Potential for Continued Use, Conversion, Re-Development or Alternative Uses – Subject to Planning

LOCATION

The property sits on the western end of Kenilworth Avenue, a predominantly residential area with links to both Estcourt and London Road, providing direct access to the A40 towards Cheltenham and Junction 11 of the M5 motorway. The site is within walking distance from Gloucester City Centre as well as the Gloucestershire University Oxstalls Campus and Kingsholm Rugby Stadium.

Gloucester benefits from excellent public transport links, with the high street accessible via bus routes from both Cheltenham and Gloucester. Gloucester Railway Station is located some 1.2 miles west of the property. The town benefits from good road links, with the M5 motorway network lying on the western fringes of the town and the A40 providing access to the West Country, Oxford and London. Nearby carparks include Station Road, Hare Lane and Orchard car park, all within 1.2 miles of the subject property.

DESCRIPTION

As commonly known, 'Keychange Charity Sceats Care Home' is a residential home for adults over the age of 65 which was operated by Keychange Charity Group until October 2022. The site comprises a 31 no. bedroom care facility which consists of two older Victorian, former dwellings, linked with a modern purpose-built single-storey building which extends to the rear providing further accommodation.

Internally, the property benefits from a mixture of 31 no. single and double bedrooms suitably adapted for elderly residential care, split across the ground and first floors. A number of rooms benefit from an en-suite WC, with the majority of rooms sharing bathrooms and WCs. In addition, the property has two stairwells, both of which benefit from a stairlift to the first floor. On the ground floor to the rear of the purpose-built extension, there is a bathroom with specialist equipment. On the ground floor, there is a large commercial kitchen and dining area along with several lounges, service rooms and office space.

**The commercial kitchen appliances, stairlifts and bathroom equipment could be included within the sale subject to negotiation/discussion with the Vendor.*

The site extends to approximately 0.59 acres, and is broadly rectangular, occupying a plot between Kenilworth Avenue and

Cheltenham Road. The property benefits from road frontage and is accessed off the no-through road, Kenilworth Avenue via two main entrances. Parking is predominantly provided to the rear of the property, accessed via a driveway which runs along the eastern boundary, however there are also several spaces at the front of the property. Externally, there is a communal garden accessed from the rear of the property laid to grass with a patio area, an enclosed garden in the centre of the site which can be accessed via the dining room and several bedrooms. There are also 3 no. garages located in the car park.

ACCOMMODATION

Ground Floor - the ground floor is accessed via the front of the property and comprises a lobby area, two lounges, kitchen and dining room, offices, several WCs, storerooms, utility room, laundry rooms and a boiler room. There are 21 no. bedrooms, 8 no. of which have ensuite WCs (1 no. with a shower), 6 no. communal WCs, 1 no. bathroom and 1 no. wet room.

First Floors – the first floors are located within the older parts of the property (the former Victorian dwellings), both of which have their own individual staircases. The first floor in the 'eastern wing' comprises 6 no. bedrooms (one with en-suite WC), 1 no. communal bathroom and 2 no. communal WCs. The first floor in the 'western wing' comprises a further 4 no. bedrooms, 1 no. communal bathroom, 2 no. communal WCs as well as several store rooms.

The facility has been rated 'Good' overall by the Care Quality Commission (CQC), however it is no longer registered with the CQC. A summary of accommodation is provided below:

- 31 no. bedrooms over two floors
- Commercial kitchen and dining room
- 2 no. lounges
- On-site parking at front and rear of property

PLANNING

The subject site falls within the planning jurisdiction of Gloucester City Council. The adopted Local Plan is the Joint Core Strategy (2017), Gloucester City Plan 2011-2031 (2023) and the remaining saved policies of the City of Gloucester Local Plan (1983). The Gloucester City Plan was adopted by Full Council on the 26th of January 2023.

The building appears to have scope for a wide range of uses or re-development (subject to planning).

We understand that the property benefits from an established C2 use – 'Residential Institutions'. We are aware of the following historic planning applications relating to the subject site:

99/00233/COU - Change of Use of the property from matrons accommodation to part of residential home for the elderly. *Granted permission on the 16th of June 1999.*

07/00492/FUL – Demolition of existing front sitting room. Erection of new extension to front of existing buildings to provide sitting room, corridor and lobby together with internal alterations. *Granted permission on the 4th July 2007.*

SCHEDULE OF ACCOMMODATION (Approx. GIA)

Floor	Area Sq.ft	Area Sq.m
Ground Floor	8,148	757
First Floor	2,185	203
TOTAL	10,333	960
SITE AREA	0.59 Acres	0.24 Hectares

*Please see the floor plans for layouts and measurements.

TENURE

The Freehold interest is being offered For Sale with Vacant Possession. The site is registered under the Freehold Titles GR33032 and GR163571 and owned by The Christian Alliance Trust Corporation.

SERVICES

The building benefits from mains electricity, gas, water and drainage. No tests have been carried out in this regard. Please see the Data Room for further services information.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of C.

COUNCIL TAX

The Council Tax Band for 'Sceats Memorial Home, 1 Kenilworth Avenue' is G

METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids to be received by email to Jack Mouldsdale - jack.mouldsdale@brutonknowles.co.uk by **Noon on Wednesday 4th October 2023**. A 'tender form' is available on request. Both unconditional and 'subject to planning' offers will be considered.

GUIDE PRICE

Offers in the region of £1,000,000 are invited.

VAT

The property has not been elected for VAT.

LEGAL

Each party is responsible for its own legal costs. If the purchase is conditional on planning, a non refundable deposit will be sought.

VIEWING & FURTHER INFORMATION

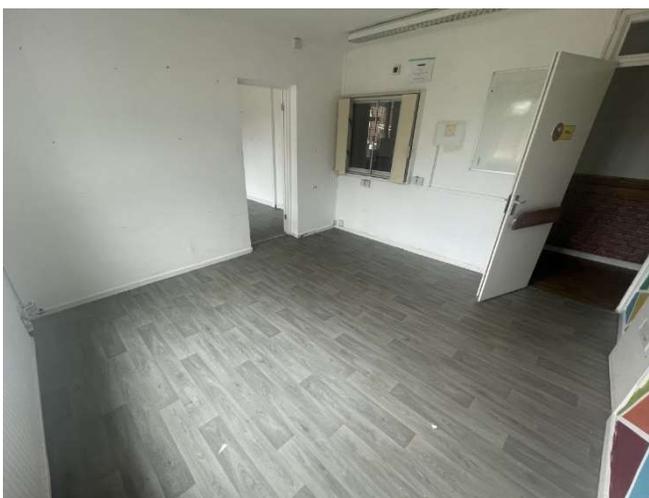
Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties. Please contact us for set days and times. Please ensure that you have viewed the Virtual Tour prior to arranging a viewing.

An online Data Room has been prepared which contains all relevant documentation. Login details will be provided upon request. For access, please contact:

phoebe.harmer@brutonknowles.co.uk

SUBJECT TO CONTRACT – AUGUST 2023

REGULATORY - Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

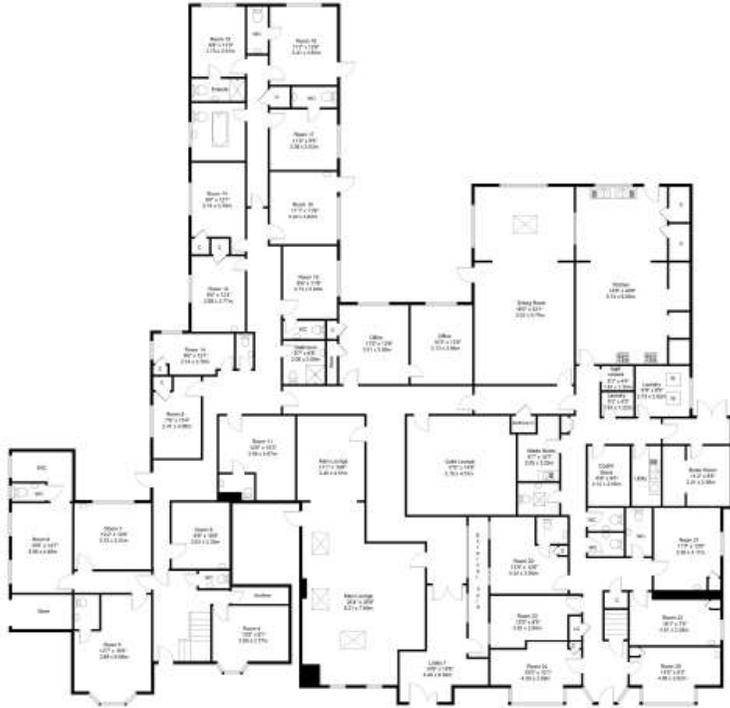




Plan is for indicative purposes only

FLOOR PLANS

Please note they are not to scale

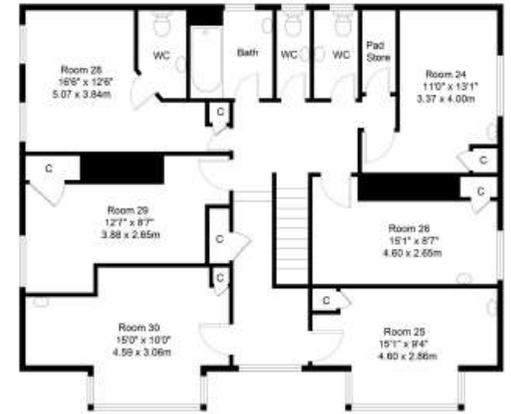


Approximate Total Floor Area
8148 Sq. ft. (757 Sq. m.)

Sceats



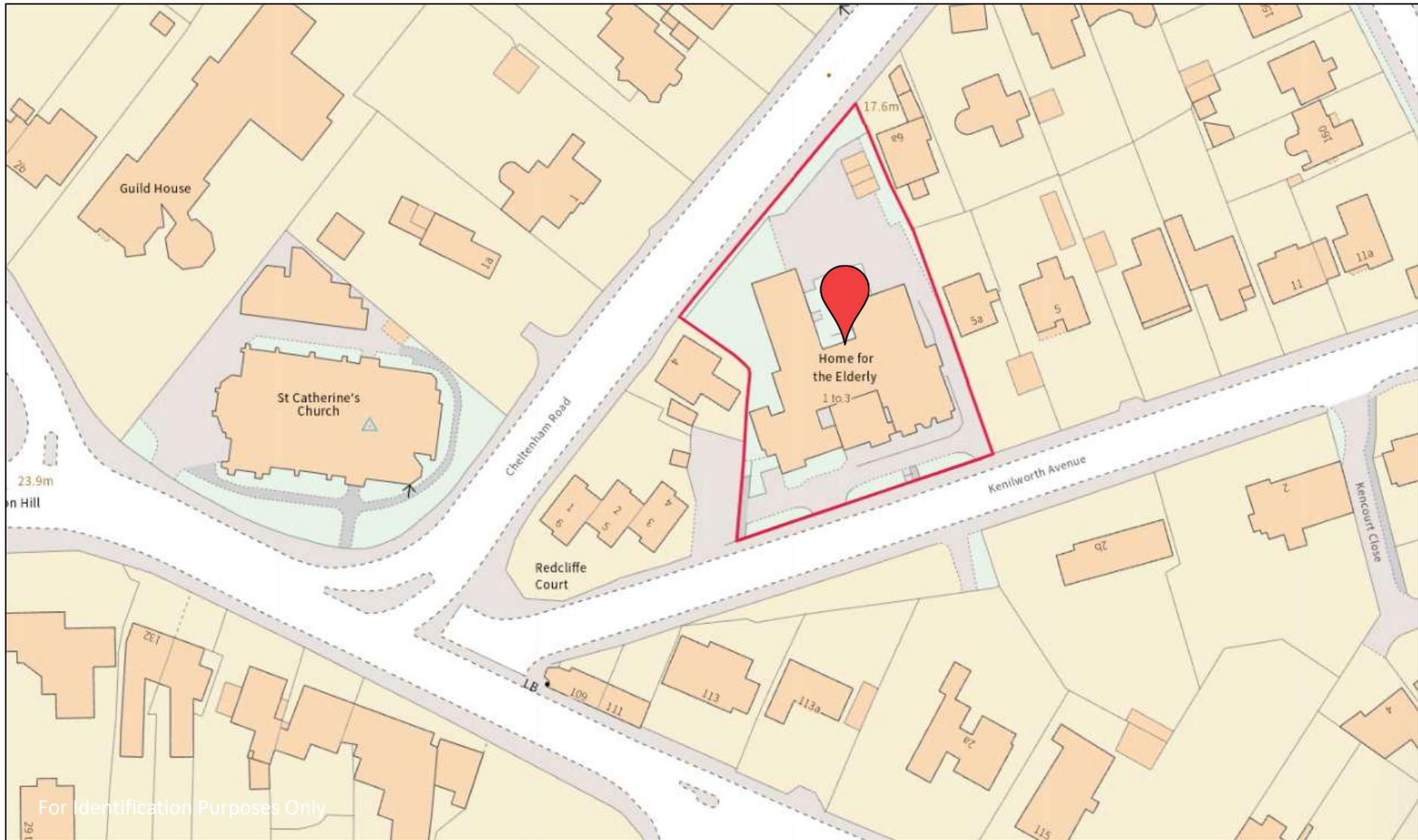
Approximate Total Floor Area
2185 Sq. ft. (203 Sq. m.)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk



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