

Lot 90

537a Staines Road, Hounslow,
Middlesex TW14 8BP
GUIDE PRICE: £1.8 MILLION



FREEHOLD FORMER CHILDREN'S HOME WITH PLANNING FOR 64 ROOM DEMENTIAL CARE HOME



This freehold site that is predominately rectangular in shape comprises a vacant former children's home with separate manager's accommodation built circa 1960. The building and land stand on a site of approximately 0.50 hectares (1.24 acres). The site cover is less than 10% and the property has established in and out access over the neighbouring freeholds. It is positioned away from the road to the rear of commercial premises and borders a clinic to the South. To the East and West it is mainly bounded by residential properties and the site is largely screened from its neighbours by mature trees. The site has been granted planning permission for a 64 room dementia C2 residential care home with ancilliary parking and landscaping. The permission was granted under Ref P/2010/1229 and the property is sold with the benefit of this planning. Details of the application and drawings are available for inspection at the offices of the Auctioneers. We understand that VAT is not applicable to this lot and the site is sold with the benefit of full vacant possession.

ACCOMMODATION

Orchard House: ground floor approx 4704 sq ft, first floor approx 3477 sq ft

Manager's accommodation: ground floor approx 511sq ft, first floor 491sq ft

Overall: 9183 sq ft

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 200

Council Tax Band: D

VENDORS SOLICITORS

Mr K Dhaliwal

Simon & Co

28 South Road

Southall

Middlesex UB1 1RR

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VIEWING TIMES

By appointment through the Auctioneers