

The SHW logo consists of an orange parallelogram shape with the letters 'SHW' in white, bold, sans-serif font inside it.

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FOR SALE

CARE HOME – 18,509 SQ FT (1,720 SQ M)
Abbeywood, Wharf Road, Ash Vale, Surrey, GU12 5AX

DESCRIPTION

Abbeywood comprises a former care home, built in the 1980s, prominently located fronting Wharf Road & the corner of Chandlers Road. The site comprises the main building arranged around a large central courtyard with ancillary out buildings to the rear. Pedestrian access is from Wharf Road, with access to the car park (17 car parking spaces) to the rear via Chandlers Road.

The property comprises Land Registry title SY450753 which is available freehold with vacant possession. THIS PROPERTY IS NOW UNDER OFFER.

LOCATION

Abbeywood care home site is located in Ash Vale, Surrey in a residential area off Wharf Road. The site is adjacent to the Ash Vale health centre. The property is well served by public transport with an extensive local bus network and is also served by Ash Vale station with a direct London Waterloo service and the Guildford to Ascot line along with Ash and North Camp stations.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Former Care Home	18,509	1,720
TOTAL	18,509	1,720

AMENITIES / OPPORTUNITY

- Redevelopment opportunity
- Site area of approx. 0.4214 ha (1.04 acres)
- 17 car parking spaces
- EPC - C (74)
- Both conditional & unconditional offers considered
- 10% deposit required on exchange
- The site sits within the Thames Basin Heaths Special Protection Area exclusion zone

PRICE

On application

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS –

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