



ARELEY HOUSE, ARELEY LANE, STOURPORT-ON-SEVERN, WORCESTERSHIRE, DY13 0AB

Knight Frank

- ◆ Grade II listed closed down care home set within Areley Conservation Area
- ◆ Recently refurbished
- ◆ 32 En-suite bedrooms
- ◆ Buildings: Approx 17,901 sq ft / 1,663 sq m (GIA) (Includes basement)
- ◆ Land: 1.42 acres / 0.58 ha
- ◆ Freehold for sale with vacant possession



ARELEY HOUSE, ARELEY LANE, STOURPORT-ON-SEVERN, WORCESTERSHIRE, DY13 0AB

Location

Areley House is located in Worcestershire in the picturesque town of Stourport-on-Severn, approximately three quarters of a mile from the town centre just off the A451 (Bridge Street). It is within easy access to the A4025, which links with the A449 which leads to Worcester and the south.

Stourport-on-Severn is located approximately 4 miles south of Kidderminster, 12 miles north of Worcester and 22 miles south west of Birmingham.

The property is set back from Areley Lane just on the south western outskirts of the town. There are shops, amenities and a new Community Centre close by. The area surrounding the premises is predominantly residential and open countryside.

Description

The property comprises a Grade II listed closed down care home with modern extensions including a coach house and annex. The accommodation comprises 32 en-suite bedrooms and communal reception rooms. The property has been extensively refurbished to a high standard. The property is suitable for continued use as a care home or other uses within the C2 (Residential Institution) use class, or subject to the necessary consents, alternative uses including residential use.

The property extends to approximately 17,901 sq ft (GIA) in total.

The property sits within landscaped gardens that extend to approximately 1.42 acres (0.58 ha).

Schedule of Accommodation

Building	Floor	GIA (sq m)	GIA (sq ft)
Main Building	Basement	175	1,884
	Ground	214	2,303
	First	214	2,303
	Second	214	2,303
	Subtotal	817	8,794
Annex	Ground	290	3,122
	First	131	1,410
	Subtotal	421	4,532
Coach House	Ground	222	2,390
	First	203	2,185
	Subtotal	425	4,575
Total		1,663	17,901

Areas

Measurements have been taken from scaled floor plans. Parties should satisfy themselves that these areas are correct.

Town Planning

The Local Development Framework (LDF) is currently being written which will set out a strategic planning framework of the District up to 2026. The Local Development Scheme (LDS) has been written and it sets out the intentions of the District Council as the Local Planning Authority over a three-year time frame.

The main policy document in the LDF is the Core Strategy, which sets out a strategic vision and policies to manage growth. This was submitted to the Secretary of State in September 2010.

Below is a synopsis of the planning status of the property setting out our view on the existing use and the development potential at the property, subject to all the necessary consents.

- ◆ The property falls within the C2 'Residential Institution' use class.
- ◆ Subject to the necessary consents the property could be suitable for a range of other uses, including residential use.
- ◆ The property is located within the Areley Conservation Area.
- ◆ The property is Grade II listed.

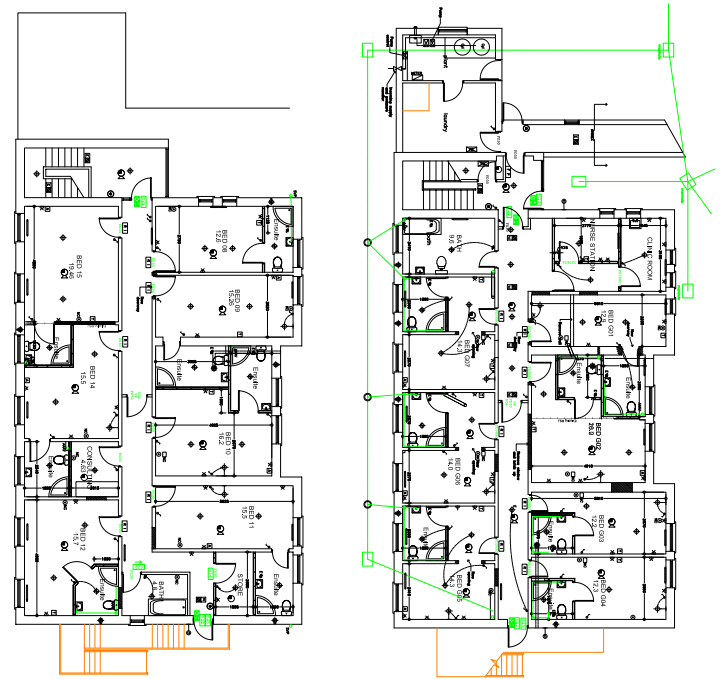
Tenure

The property is offered for sale freehold.

Services

We understand that mains water, electricity, gas and drainage are available to the property, although it will be the responsibility of the purchaser to ensure that they are available for any future use of the site.

Floor plans



Coach House - First Floor

Coach House - Ground Floor

Statutory Authority

Wyre Forest District Council, Vicar Street, Kidderminster, DY10 1DB. 01562 732928.

Rights of Way

The property is offered (as appropriate) subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the title documentation, together with rights of way whether public or private, all wayleaves, easements and other rights of way and covenants whether these are specifically referred to or not.

Method of Sale

The freehold is for sale by private treaty. We do however reserve the right to proceed to an informal tender process.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it, or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

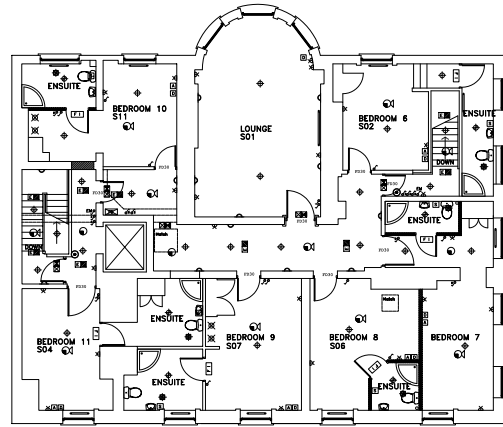
Viewing Arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact Peter Farnes or Tom Scaife at Knight Frank LLP. Tel: 020 7861 5347; 020 7861 5429.

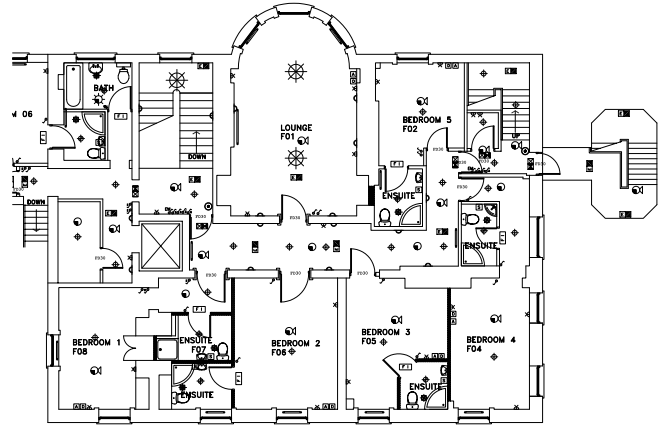
Further information

Further information on the property is available including:

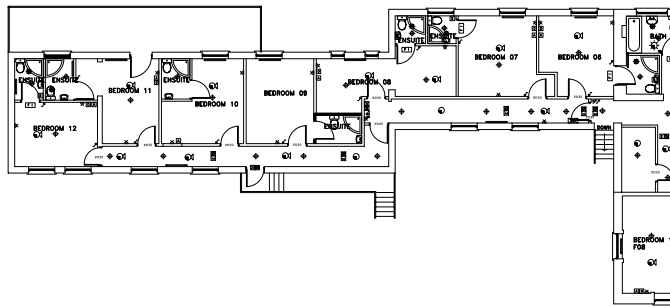
- ◆ Cover Letter
- ◆ Existing Floorplans
- ◆ EPC
- ◆ Title Information
- ◆ This Brochure



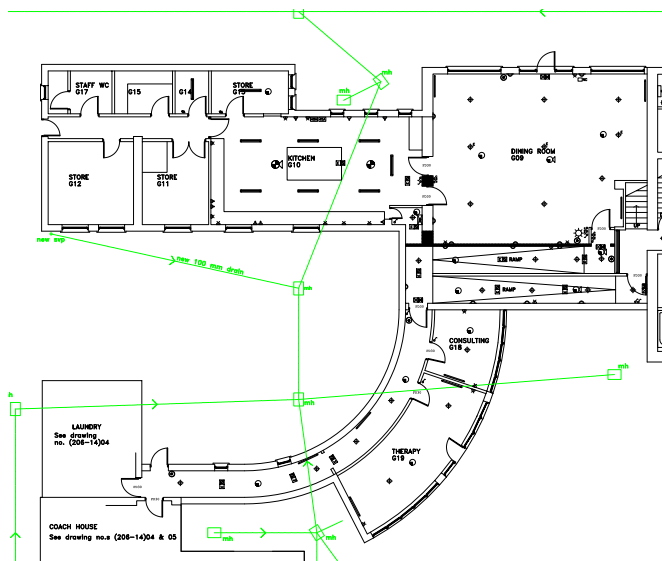
Areley House - Second Floor



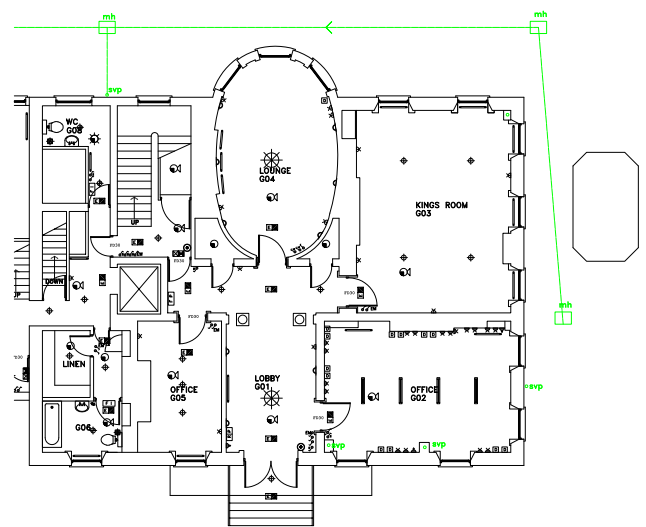
Areley House - First Floor



Annex - First Floor



Annex - Ground Floor



Areley House - Ground Floor

This information is available from the dedicated website :

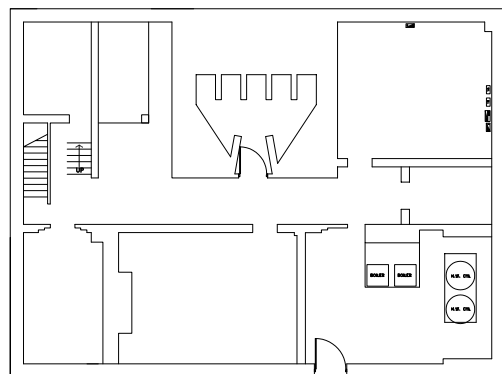
www.inst.knightfrank.com/view/areley

The password is 'house'.

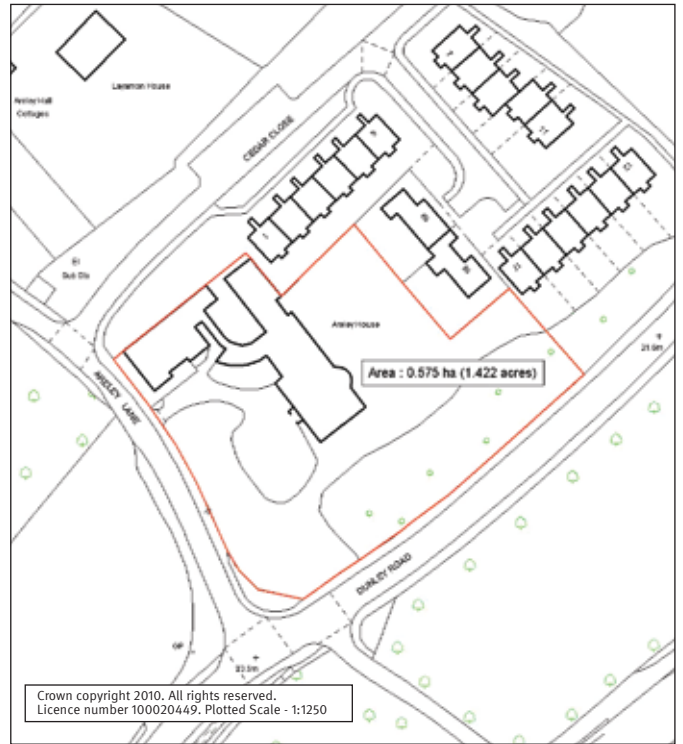
Should you wish to discuss the property in further detail please contact :

Peter Farnes BSc (Hons) MRICS
 Healthcare
 Knight Frank LLP
 55 Baker Street
 London W1U 8AN
 +44 (0)20 7861 5347
 peter.farnes@knightfrank.com

Tom Scaife
 Institutional Consultancy
 Knight Frank LLP
 55 Baker Street
 London W1U 8AN
 +44 (0)20 7861 5429
 tom.scaife@knightfrank.com



Areley House - Basement



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: October 2010. Photographs dated: October 2010.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.