



PRICE REDUCED

£900,000



Edgeley House (Former Care Home)

Edgeley Road, Whitchurch, SY13 4NH

Potential Development Opportunity (STP) | Freehold | 21,567 sq ft on 5.36 Acres



FOR SALE



Location

The property is situated one mile south of Whitchurch Town Centre, a thriving market town in Shropshire, approximately 2 miles east of the Welsh border.

The Welsh Marches line runs along the eastern boundary which serves Whitchurch railway station, with Waymills Industrial Estate just beyond this. Whitchurch Rugby Club is situated to the west and Sir John Talbot's School lies in close proximity.

Access is provided from Edgeley Road, via the B5395 Prees Road which in turn links with the A41 / A525 Whitchurch bypass.



Description

The property comprises a former care home set within mature landscaped grounds of 5.36 acres which are now overgrown. Accommodation is provided over two floors within both the original house plus later extension which forms a small courtyard. The property retains many of its original features but is not Listed.



Accommodation

We have relied upon scaled plans and the approximate gross internal floor areas are as follows:

Floor	Sq Ft	Sq M
Ground	15,809	1,468.7
First	5,758	535.0
Total	21,567	2,003.7





Further information



Opportunity

Potential for comprehensive refurbishment and/or demolition and redevelopment, subject to planning permission.

All enquiries regarding planning uses should be directed to Shropshire Council planning department.

Overage

The property is subject to an overage clause, whereby 45% of any increase in the value of the land from the grant and implementation of planning permission for residential development over and above the existing footprint of the property. The term of this clause would be 10 years from the date of completion. Full overage provisions can be provided on request.

Guide Price

Price reduced: OIRO £900,000.

Tenure

The property is held freehold under Title No.: SL55788

Council Tax

The property is assessed in Council Tax Band H.

Services

Mains water, drainage, and electricity are understood to be connected. Although none of these services have been checked or tested by Fisher German and any purchaser must satisfy themselves as to the state and condition of such items.

Legal Costs

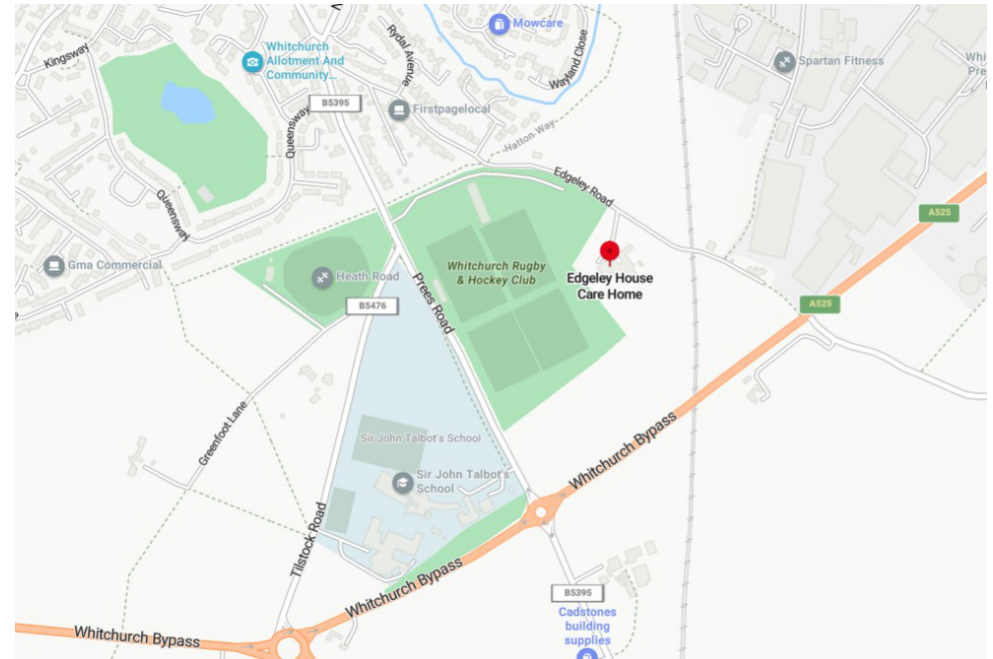
Each party to be responsible for their own legal costs incurred in this transaction.

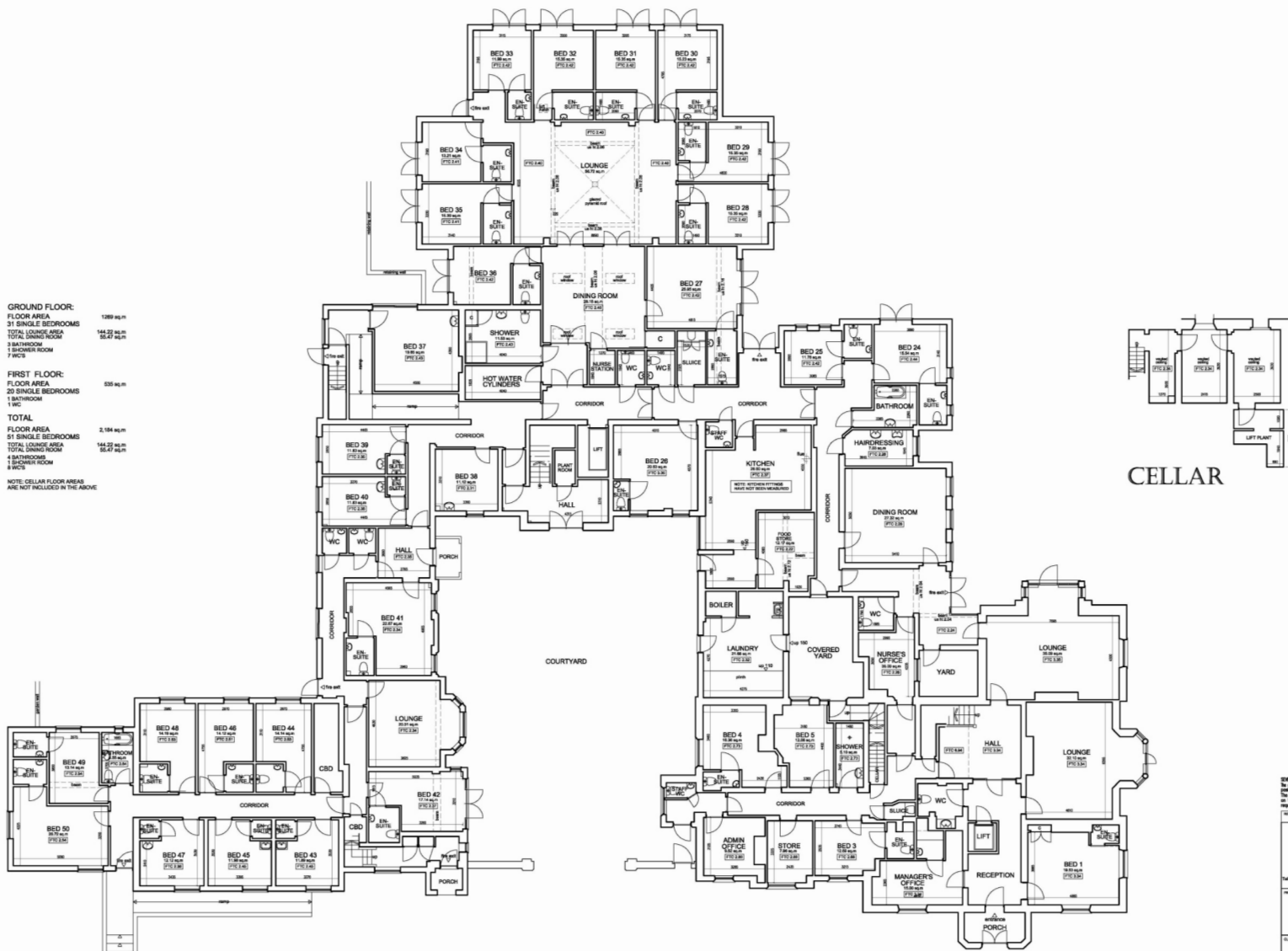
Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any prospective should satisfy themselves independently as to VAT in respect of this transaction.



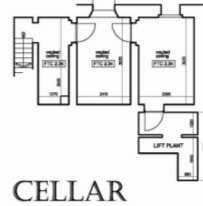


GROUND FLOOR:
 FLOOR AREA 1289 sq.m
 31 SINGLE BEDROOMS
 TOTAL LOUNGE AREA 144.22 sq.m
 TOTAL DINING ROOM 55.47 sq.m
 3 BATHROOM
 1 BREAKER ROOM
 7 WCs

FIRST FLOOR:
 FLOOR AREA 535 sq.m
 20 SINGLE BEDROOMS
 1 BATHROOM
 1 WC

TOTAL
 FLOOR AREA 2,184 sq.m
 51 SINGLE BEDROOMS
 TOTAL LOUNGE AREA 144.22 sq.m
 TOTAL DINING ROOM 55.47 sq.m
 4 BATHROOM
 1 BREAKER ROOM
 8 WCs

NOTE: CELLAR FLOOR AREAS ARE NOT INCLUDED IN THE ABOVE



GROUND FLOOR PLAN

EDGELEY HOUSE

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ON SITE. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS ON SITE. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS ON SITE.

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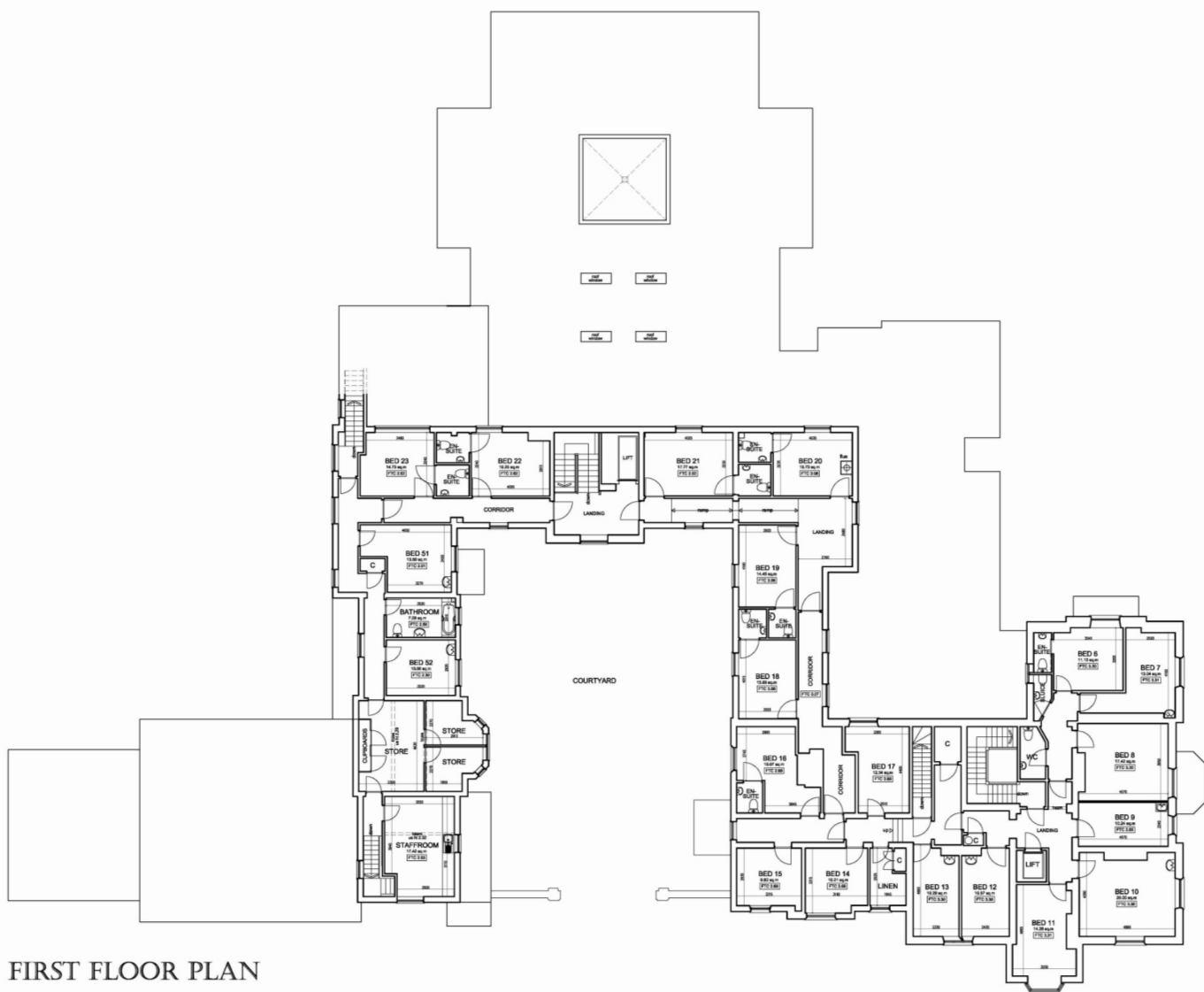
EDGELEY HOUSE
 EDGELEY ROAD
 WHITCHURCH
 W13 4HW

HEALTHCARE MANAGEMENT SOLUTIONS

SURVEY
GROUND FLOOR PLAN

DATE:	ISSUED:	APPROVED:
DWG:	SCALE:	DATE:
PROJECT NO.:		

1710/S1



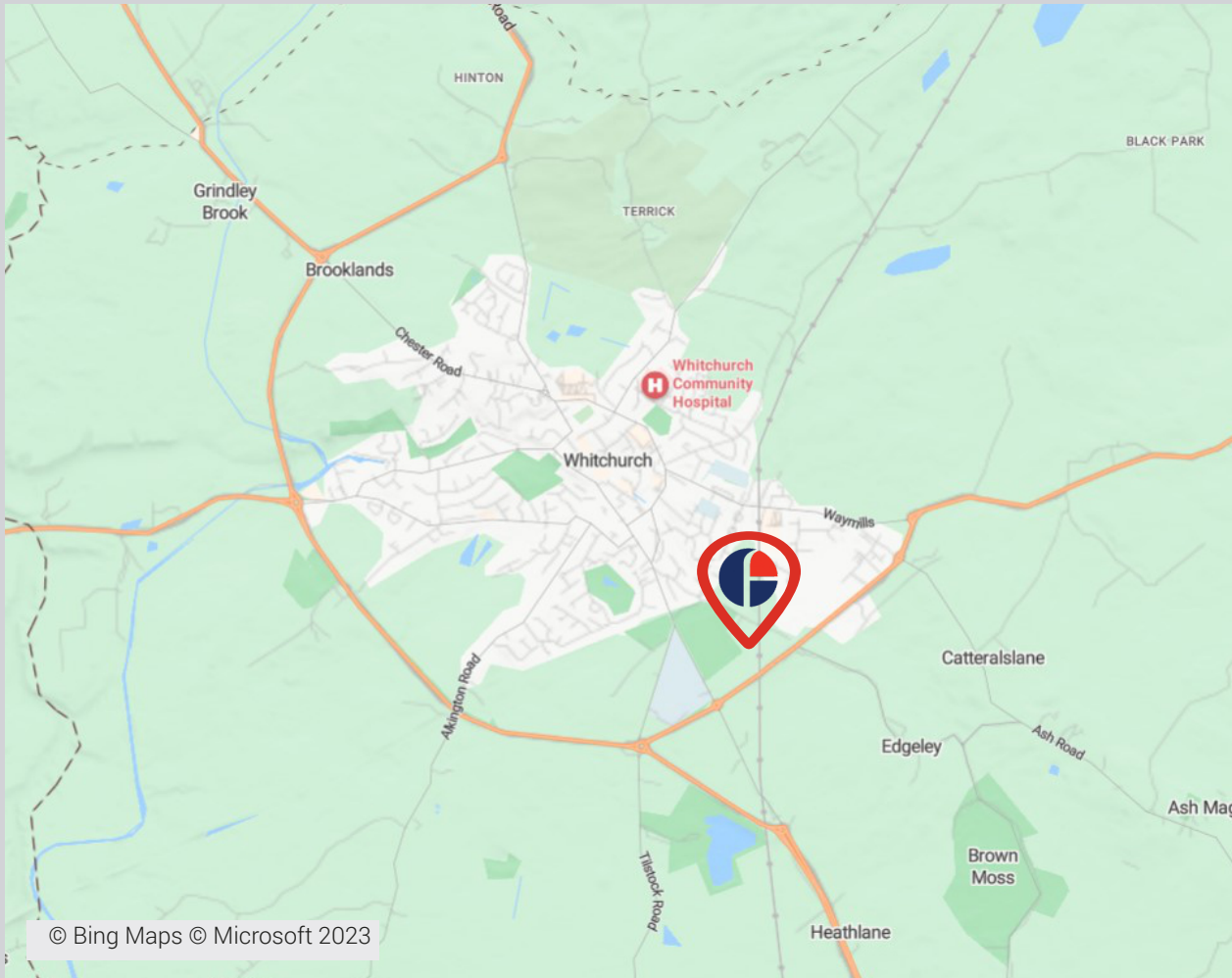
FIRST FLOOR PLAN

EDGELEY HOUSE

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<p>PROJECT: EDGELEY HOUSE EDGELEY ROAD WHITCHURCH WILTSHIRE WILT DA8 4NH</p>	
<p>CLIENT: HEALTHCARE MANAGEMENT SOLUTIONS</p>	
<p>DOCUMENT: SURVEY FIRST FLOOR PLAN</p>	
<p>DESIGNER: [Signature]</p>	<p>APPROVED: [Signature]</p>
<p>DRAWN: [Signature]</p>	<p>CHECKED: [Signature]</p>
<p>DATE: 17/10/22</p>	<p>SCALE: 1:100</p>

Edgeley House, Whitchurch, SY13 4NH



Approximate Travel Distances

Locations

- Chester - 25 miles
- Wrexham - 15 miles
- Crewe - 19 miles

Nearest Station

- Whitchurch Train Station - One mile

Nearest Airport

- Liverpool John Lennon Airport - 40 miles

Viewings

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Particulars dated June 2024. Photographs dated October 2023.