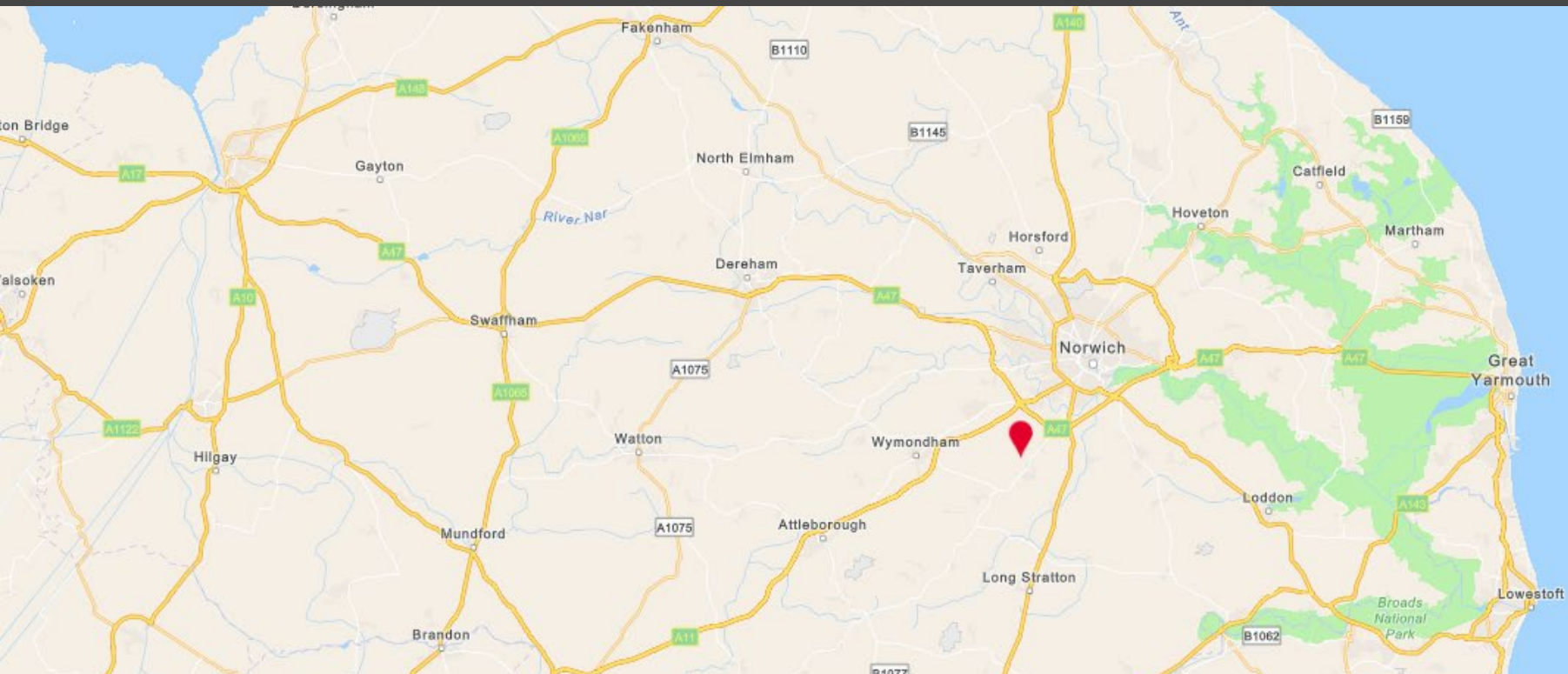




PROJECT CITRUS

**Opportunity to Acquire a Specialist Care Home
with Vacant Possession**





**Opportunity to acquire a former Specialist Care Home (C2 use class)
with potential for continued use or re-development**

Investment Summary

- Excellent opportunity to acquire a Specialist Care Home in East Carleton, Norfolk offered with vacant possession
- Peaceful and idyllic setting
- Offered with the benefit of existing C2 Planning Use
- 29.23 acres (11.83 ha)
- Opportunity for continued use or re-development, subject to the relevant planning consent
- Offers sought on Unconditional and Subject to Planning basis

Location

The Property is located on the outskirts of East Carleton, a picturesque village situated approximately 8 miles southeast of Norwich, offering a peaceful setting with the convenient access to amenities and services of the city. The A11 and A47 can be accessed in 3.5 miles and 2.6 miles retrospectively. The site accessed off Scotts Hill Road via a private driveway.

Norwich is the largest city within the county of Norfolk, in the East of England and is positioned approximately 100 miles northwest of London, 40 miles northeast of Cambridge and 40 miles south of Ipswich and sits on the River Wensum.

Description

The Property is a 1930's conversion and was later extended in 2001 to create an additional three wings, over a single story, to the rear of the property. The Property comprises of 32 single bedrooms with 22 being ensuite bedrooms. Internally, there is also an activity room, sensory room, a lounge, shower and bath facilities and staff rooms.

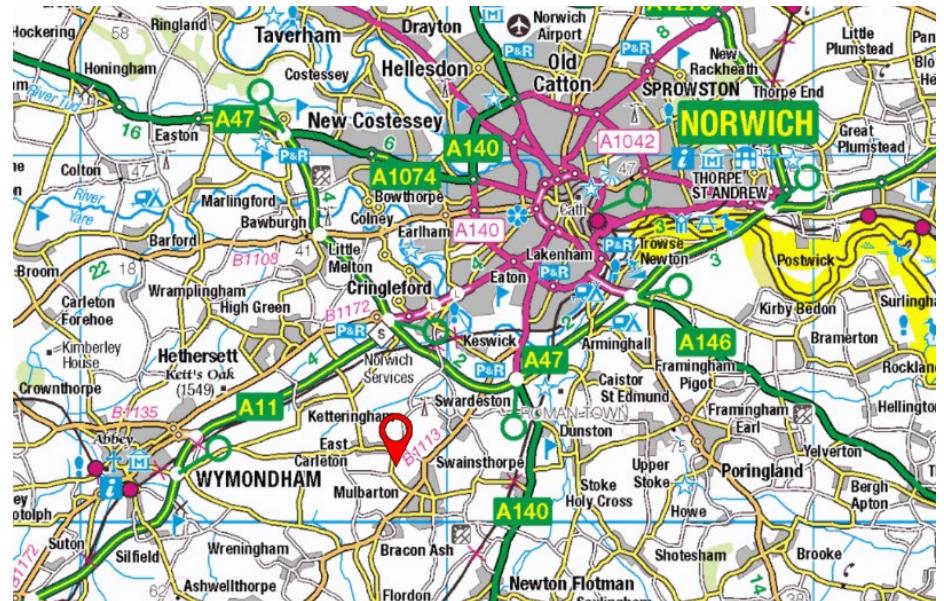
Externally, there are 20 car parking spaces located at the front of the property, large garden areas and a pond to the rear of the property. The Property is accessed off a shared driveway with level access to the reception. There is also an additional garage and storage facilities on site.

Site/Property Areas

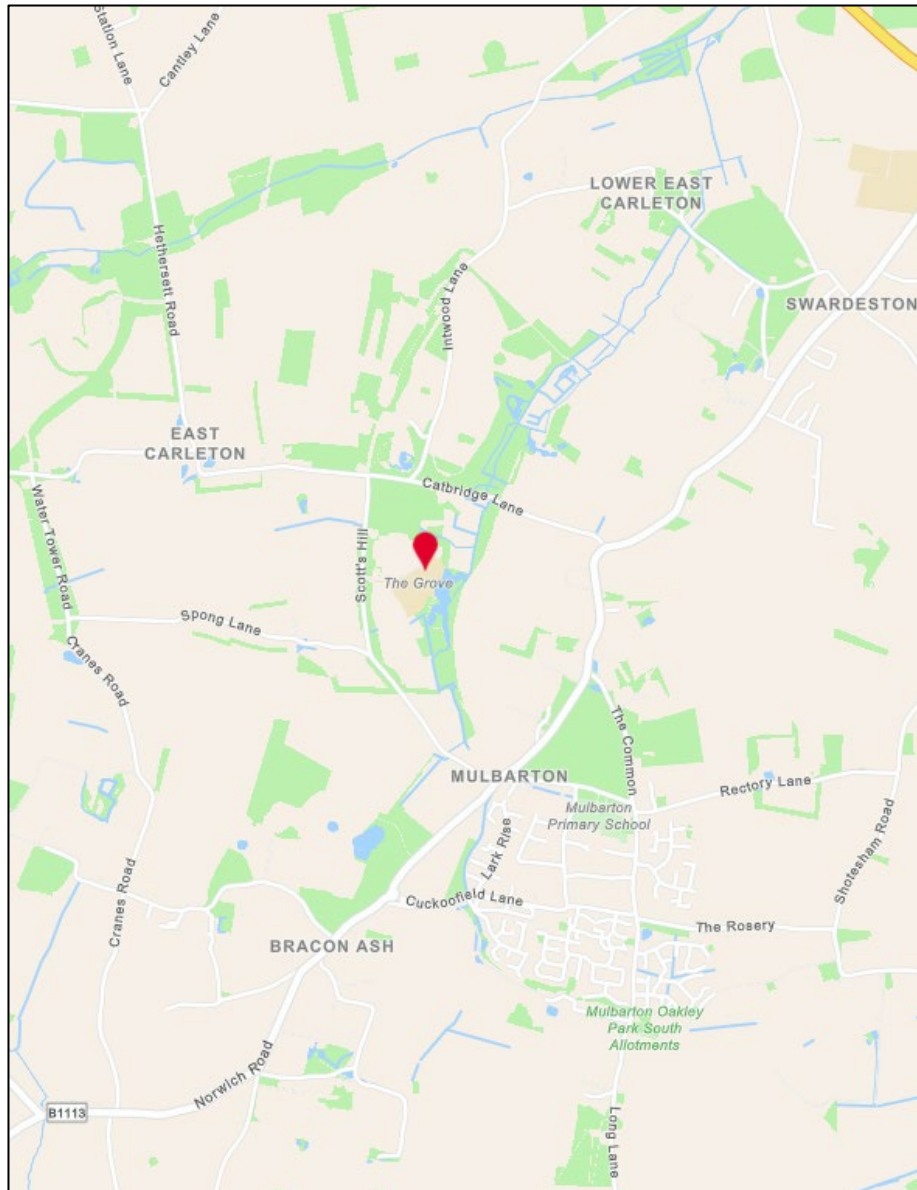
Site area: 29.23 acres (11.83 ha)

Property area: 26,285 sqft (2,442 m2)

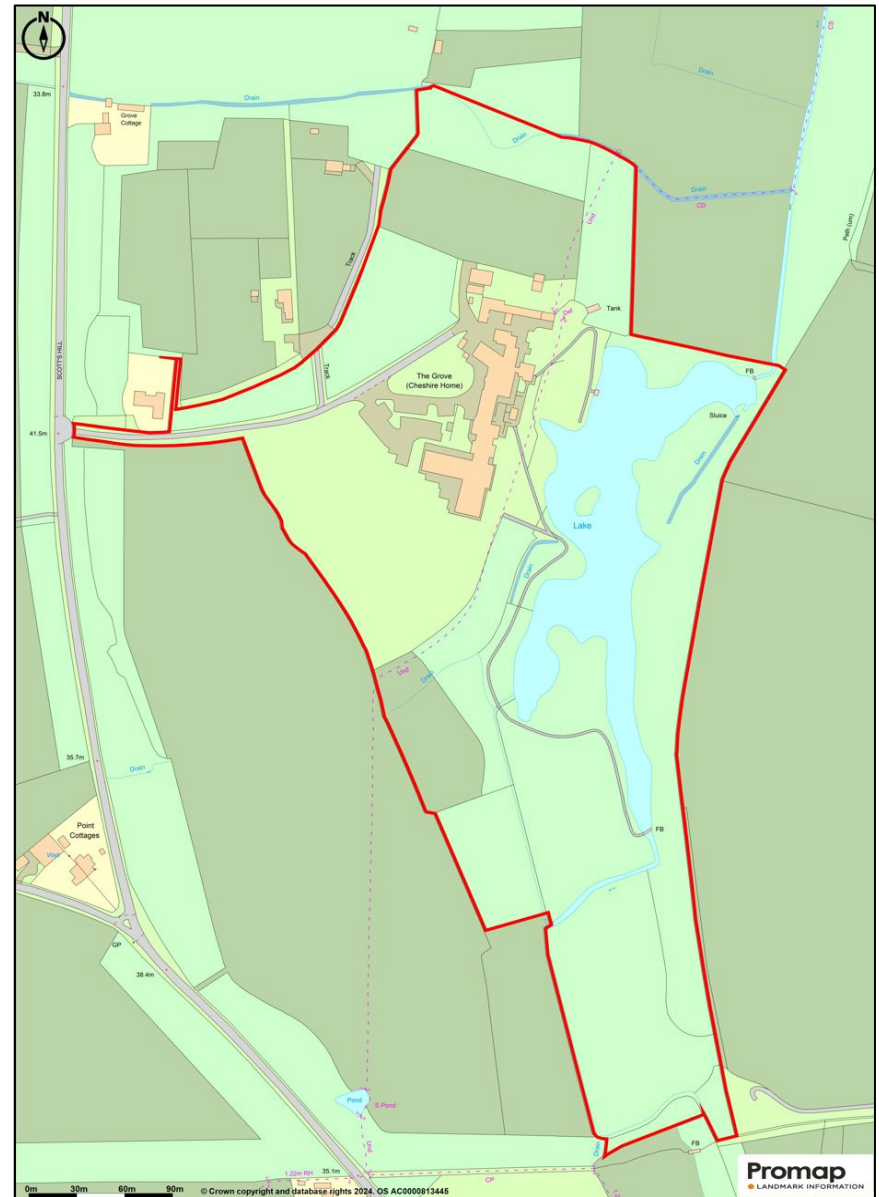
The Grove, Scott's Hill, East Carleton, Norwich, NR14 8HP



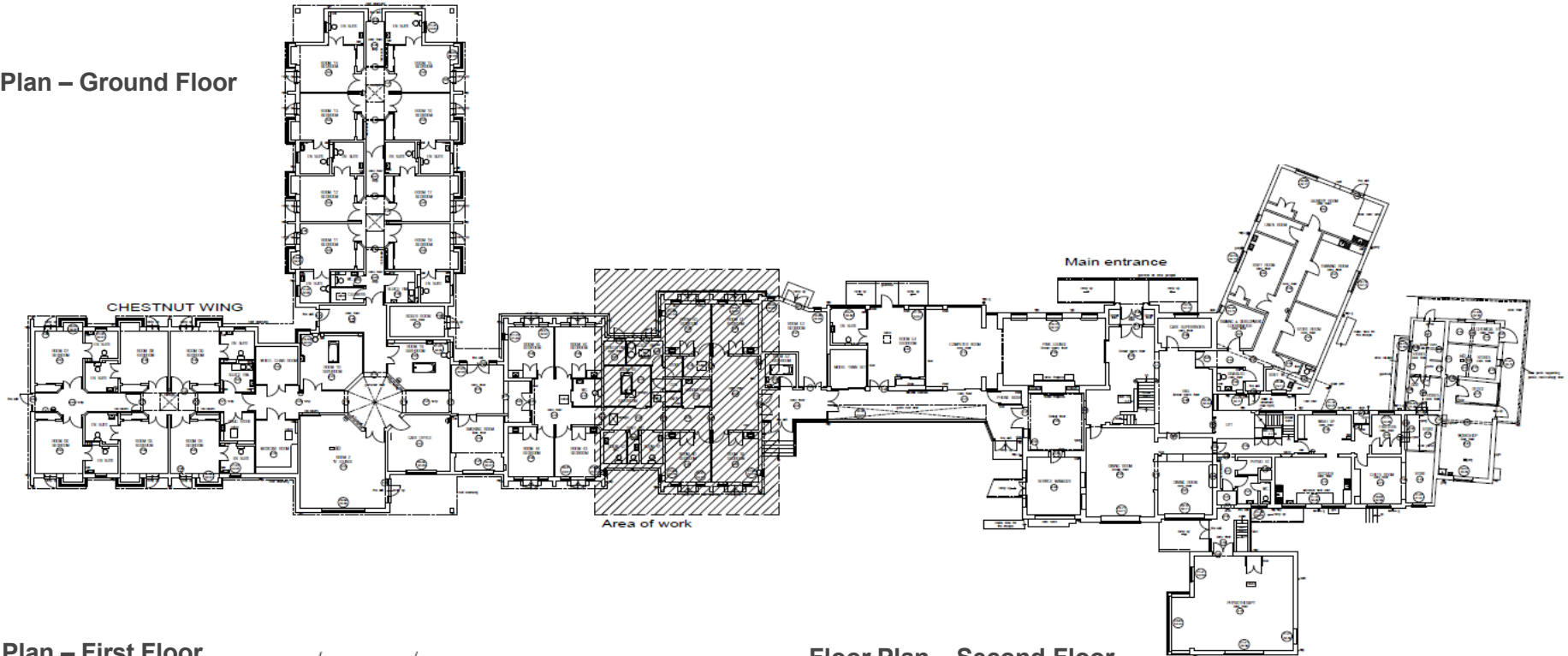
Location Map



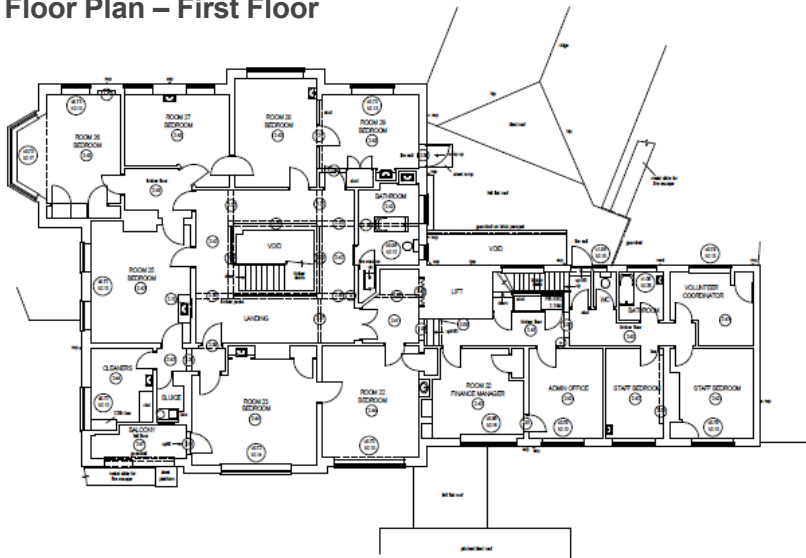
Promap



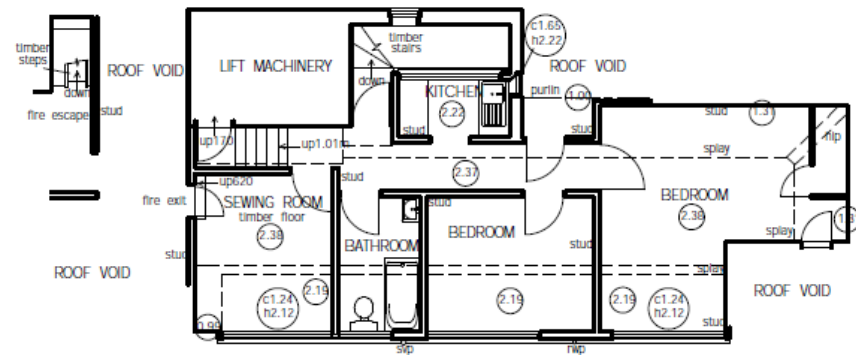
Floor Plan – Ground Floor



Floor Plan – First Floor



Floor Plan – Second Floor



Photos



Tenure

The property is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

Title Number

The Land Registry Freehold title number NK397142.

Service and Highways

We understand that all mains' services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Local Planning Authority

The Local Planning Authority is Norfolk County Council.

EPC Rating

EPC Rating D(85)

The full details of the EPC rating can be found in the data room.

Legal

Each party is liable for their own legal costs in respect to all legal documents produced in this transaction.

Data Room Access

Data room access can be granted upon request.

VAT

The Property is not elected for VAT.

Viewing and Inspections

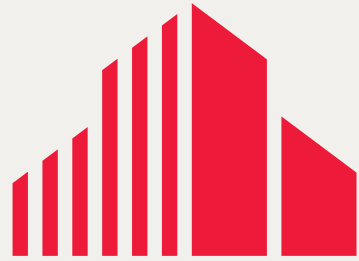
Under **no circumstances** are any parties permitted to inspect the property in any capacity unless arranged via Cushman & Wakefield.

Process

All enquires are to be addressed directly to the sole agent Cushman & Wakefield and under no circumstance are any queries to be raised directly with the Vendor.

Terms

Offers are invited by way of informal tender for our client's freehold interest with vacant possession. Unconditional offers preferred.



**CUSHMAN &
WAKEFIELD**

Enquires

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