



**FORMER CARE HOME,
CHURCH LANE, DERRY HILL, CALNE, SN11 9NN**



FORMER CARE HOME,

Church Lane, Derry Hill,
Calne, SN11 9NN

Former Care Home offering the opportunity for re-instatement or re-development subject to gaining the necessary consents.

Calne 3 miles | M4 Motorway (Junction 17) 8 miles |
Chippenham 5 miles | Marlborough 16 miles | Bath 18 miles

For sale as a whole by private treaty.

In all about 0.51 acres (0.20 hectares)

Location

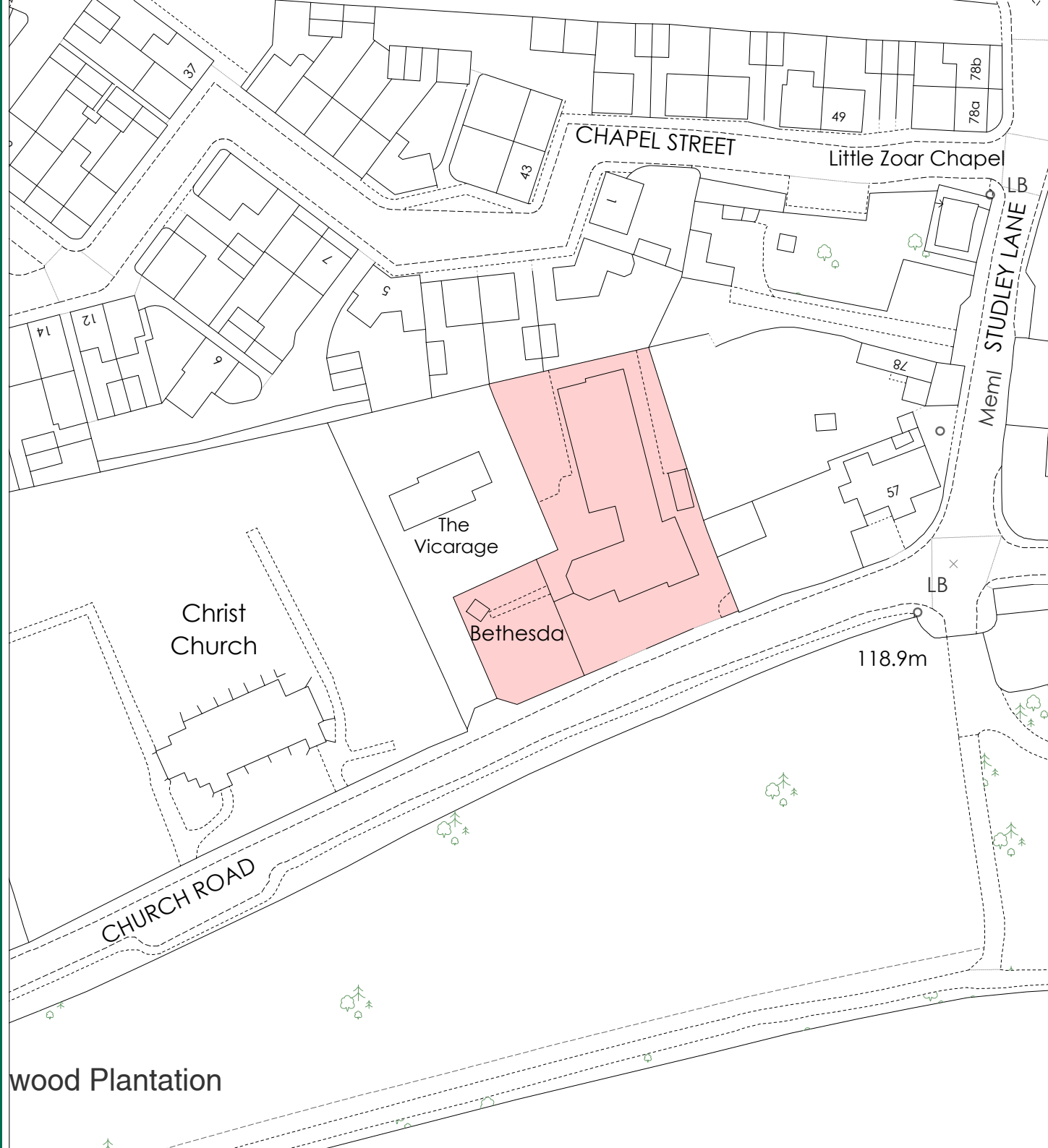
The site is located within Derry Hill which has grown out of the ancient settlement of Studley to the north. The village provides a village church, primary school, village shop, village hall and a public house. Chippenham lies within 5 miles providing a train station and wider facilities with the larger centres of Swindon, Bath and Bristol all within easy reach.

Description

The property comprises a part single storey and part two storey brick faced residential care home. There is an area of parking to the south adjoining Church Lane with an in and out entrance. An attractive area of garden lies to the western side of the property between the Care Home and the Church. A garage/store building is situated on the eastern boundary.

The accommodation is configured as shown on the enclosed floorplan and comprises up to 12 bedrooms (one was converted to a visiting room during the pandemic) all with WCs and wash basins, a large bathroom with shower and bath, lounge, dining area and kitchen with associated ancillary rooms. On the first floor are five staff bedrooms and managers accommodation.

In all, the main building extends to approximately 7,523 sq ft.





What3Words

The Care Home is at What3Words
///unless.reforming.exposing

Planning

Planning permission was originally granted on 17th February 1986 for the erection of “elderly persons home.” The property was run for many years as a residential care home prior to closing in Autumn 2021.

The property appears to lend itself to re-development as much as a continuing Care Use and in this respect the owners submitted a planning Pre-Application enquiry to Wiltshire Council application no ENQ/2022/00620.

Services

We understand that mains gas, electricity and water are connected to the property.

Overage

In view of the potential for the site for re-development we welcome offers for the freehold of the property together with such Overage terms for any uplift payments upon the implementation of future development as Purchasers deem appropriate.

Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure and Possession

Freehold with vacant possession upon completion.

Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection. If you wish to view the Property internally then please contact Adkin as below.

Viewings

Please contact the Agents – (Kevin Prince or Megan Middleton) to arrange your inspection.

Local Authority

Wiltshire Council. www.wiltshire.gov.uk.
Tel 0300 456 0114.

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 a chargeable supply for VAT purposes such tax will be payable in addition.

Estate Agents Act Note

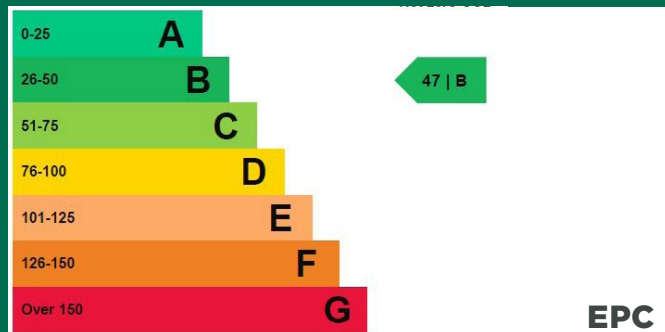
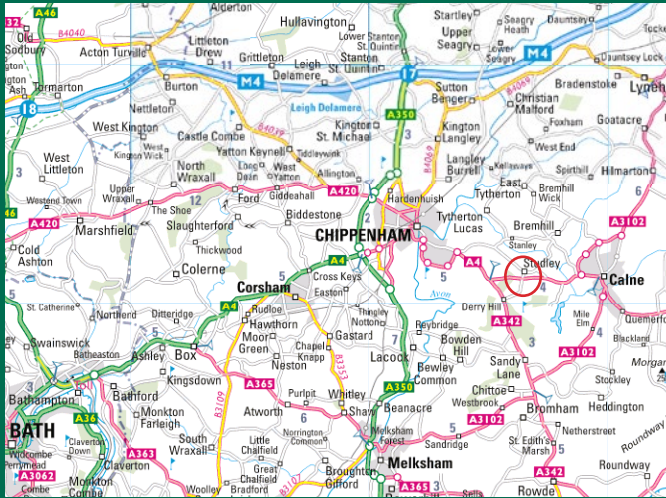
Prospective buyers should note that an Employee of Adkin is a Trustee Vendor of the property.

Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

For Further Information

Please contact Megan Middleton or Kevin Prince on 01235 862888 or alternatively email megan.middleton@adkin.co.uk or kevin.prince@adkin.co.uk



Former Care Home Derry Hill, Calne
Approximate Gross Internal Area
Main House = 7419 Sq Ft/689 Sq M
Boiler Room = 59 Sq Ft/5 Sq M
Store = 45 Sq Ft/4 Sq M



Ground Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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