

SOLE AGENCY INSTRUCTION



DC CARE REFERENCE: 4653

- 31 HIGH STREET, HORSELL, WOKING, SURREY
- CLOSED/FORMER LEARNING DISABILITY HOME REG'D 5
- PRIME LOCATION CLOSE TO VILLAGE CENTRE & AMENITIES
- 5 BEDROOMS (4 EN SUITE) OFF RD PARKING & GARDEN
- IDEAL FOR VARIETY OF CARE USES (STPP/CHANGE OF USE)

FREEHOLD GUIDE PRICE £825,000 (Reduced)

OFFERS INVITED

Situation

The property is located in a fabulous position just a short walk from the bustling centre of the village that includes a selection of shops, as well as a number of good quality pubs and restaurants.

Horsell village is situated just over a mile away from Woking is known for the famous writer HG Wells. A prime commuter village and generally a delightful place to live, Horsell is a particularly sought after and affluent location.

The Property

A well presented 5 bedroomed bungalow that also includes a communal lounge, bathroom, separate WC, office and kitchen that leads into a conservatory that overlooks a good sized rear garden. To the front of the building there is a spacious driveway with parking space for several vehicles.



The Business/Opportunity

The business has until very recently operated successfully as a residential care home providing care for up to 5 residents with learning difficulties.

The owners took the decision to close the home and as such notice was given to the clients and alternative accommodation was found.

The property which we are informed (TBC) includes C2 usage, offers tremendous potential for the following:

(Subject to registration/ planning permission/ relevant change of usage)

- Re-open as a residential care home (LD or MH for example)
- Conversion to be used for Children's Services
- Adapt to be used for Supported Living
- Variety of alternative uses such as doctors or dentist surgery
- Redevelopment of property/site

Accommodation

The single store, ground floor only accommodation can be briefly described as follows:-

- Main entrance from the front of the building
- Office
- WC
- Lounge
- Bathroom with bath, WC and hand wash basin
- Kitchen
- Conservatory
- 5 good sized bedrooms (4 with en suite shower, WC and hand wash basin)

External

To the front of the property there is a spacious driveway providing parking space for approximately 4-5 vehicles.

To the rear of the building there is a good sized, enclosed garden that can be accessed via the conservatory.

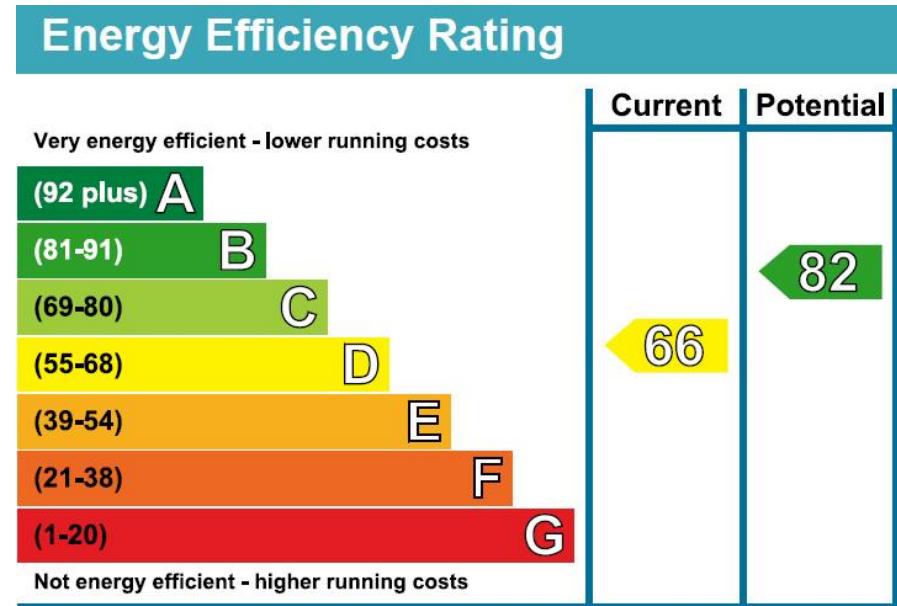
Services

We are given to understand by our vendor clients that the property has the benefit of full mains services.

Viewing

Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor.

Commercial Energy Performance Certificate



Offers

As with all Estate Agents, DC Care is subject to the Anti Money Laundering Regulations 2017. This means that we have to obtain and hold identification and proof of address for both sellers and buyers of businesses we are marketing. Additionally, we are required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence we would request you to identify anyone who you would consider to have a beneficial interest. Where appropriate, the source or destination of funds may also be requested. Without this information, we will be unable to proceed with any offers you might make.

Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, DC Care may liaise with you for further/other documentation.

Individual identity documents

We will require one document from List A and one recent document from List B dated within the past 3 months.

LIST A - IDENTITY DOCUMENT

- Current signed passport
- Valid UK driving licence
- EEA member state identity card

LIST B - PROOF OF ADDRESS

- Utility bill
- Mortgage statement
- Bank / building society statement
- Valid UK driving licence (if not used for List A as ID)
- State pension benefits book
- Home or motor insurance certificate
- Current local authority tax bill / tenancy agreement
- Solicitors letter confirming house purchased/ land registration
- NHS Medical card

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