

FOR SALE

Former Care Home
6,511 Sq Ft (606.6 Sq M)
On A Site Of Circa 1.56 Acres

The Shires Nursing Home

Ayleston Hill, Hereford, HR1 1JJ

The Shires Nursing Home, Hereford



**The Shires Nursing Home, Aylestone Hill, Hereford,
HR1 1JJ**



Redevelopment/Refurbishment Opportunity

- Former nursing home set within circa 1.56 acres (0.63 hectares)
- Potential for residential redevelopment or refurbishment, subject to planning.
- 6,511 sq ft (606.6 sq m)
- Accommodation provided across 4 floors.
- Formerly operated as a 12-bed NHS nursing home
- Located on the edge of Hereford city centre



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Residential Redevelopment / Refurbishment Opportunity

Location

The property is located approximately 1.5 miles north of Hereford City Centre and benefits from direct access off A465 Aylestone Road, which links with the A4103 towards Worcester. The site is located 1 mile north of Hereford Train Station, with regular services direct to Birmingham New Street Station.

Hereford is a Cathedral City, in the County of Herefordshire, with a population of c.53,000. It lies on the River Wye, approximately 16 miles east of the border with Wales, 24 miles south-west of Worcester and 23 miles north-west of Gloucester.

The site sits in a roadside position with detached residential properties either side, with agricultural fields to the rear.

Description

Approached by a sweeping gated driveway, the property comprises a three storey Victorian style building of traditional stone construction, with a small modern extension to the rear. The property benefits from basement storage and is surmounted by a multi-pitch tiled roof.

The property was previously operated as a 12 bed nursing home and benefits from a large communal space, commercial kitchen and basement storage. The property is serviced by a personnel lift to the ground and first floors.

The wider site, to be sold with vacant possession, comprises 1.56 acres (0.63 hectares). The site includes a large hardstanding car park and generous gardens to each surrounding elevation.

Accommodation

Floor	Description	Sq M	Sq Ft
Basement	Storage/plant	139.1	1,497
Ground	Residential/communal	229.1	2,466
First	Residential	173.4	1,866
Second	Residential	65.0	700
Total		606.6	6,511

Planning

The site is located within Aylestone Hill Conservation Area.

The property is not designated as a Listed Building, but it is felt it may be considered as a non designated Heritage asset. A Heritage Assessment Report has been commissioned.

The site is subject to 11 Tree Protection Orders.

It is felt the property would lend itself to conversion to a single dwelling or to apartments, subject to the necessary planning permissions. The site also presents the opportunity for further development in the grounds, subject to planning permission.

A pre-application will shortly be submitted by the vendors to the Local Planning Authority which illustrates conversion of the existing building to 6 apartments and development of 3 bungalows towards the rear of the site.

Tenure

The site will be sold on a freehold basis with vacant possession.

Dataroom

An information pack containing the following planning and technical documents is available upon request.

- Title Plan & Title Register
- Application To Communicate with Public Sewer (Welsh Water)
- Arboricultural Survey (Geosphere Environmental)
- Ecological Appraisal and Bat Scoping Survey (Geosphere Environmental)
- Floor Plans
- Heritage Advice Note (HCUK Group)
- Sewer Survey (Welsh Water)
- Sewer Survey (JMS Consulting Engineers Ltd)
- Tree Protection Orders
- Topographical and Utilities Survey (Site Vision Surveys Ltd)
- Transport Advice Technical Note (SYSTRA Ltd)
- Bid proforma

Note: All documents supplied for information only.

Bidding Process

All offers are to be submitted on the bid proforma contained within the dataroom.

Guide Price

Upon application.

EPC

The property has an EPC rating of D96.

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 quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

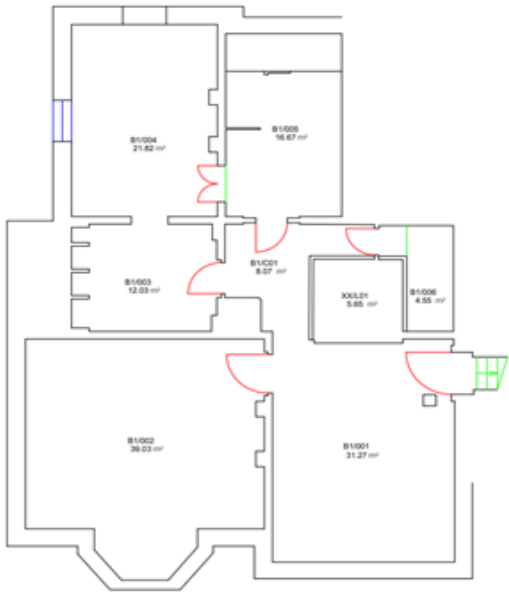
Viewings

By prior arrangement with the agent.

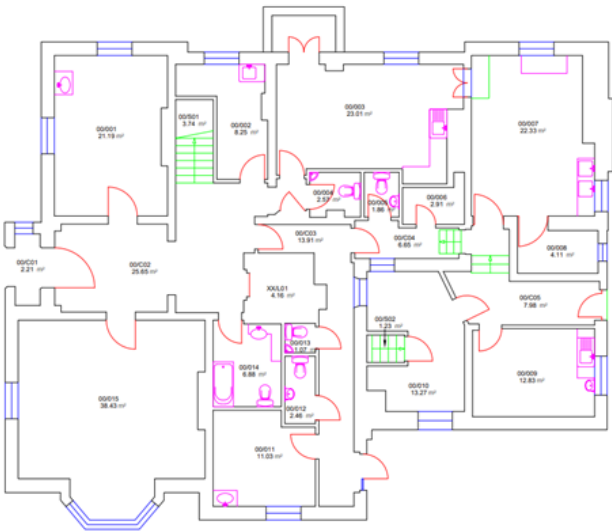


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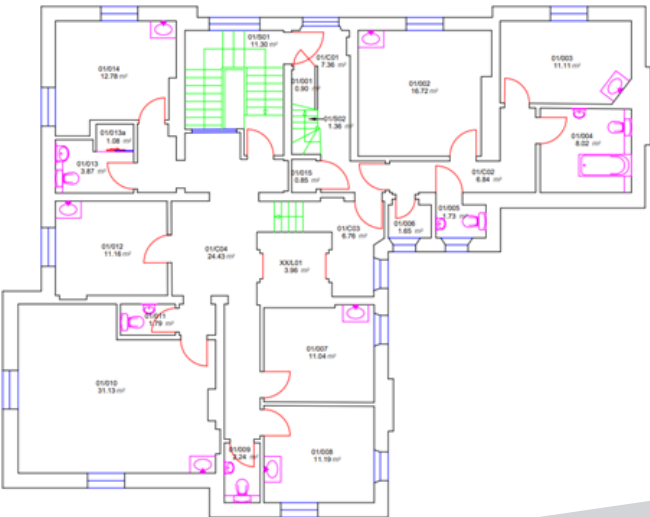
BASEMENT



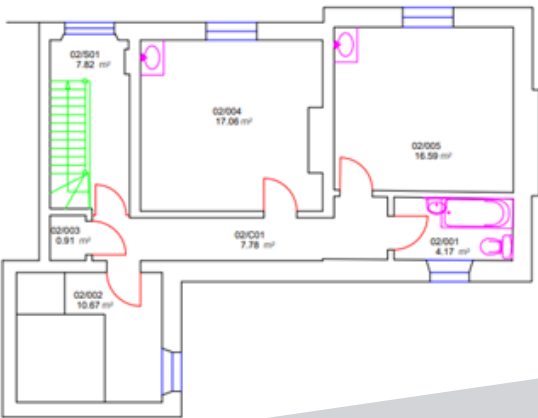
GROUND FLOOR



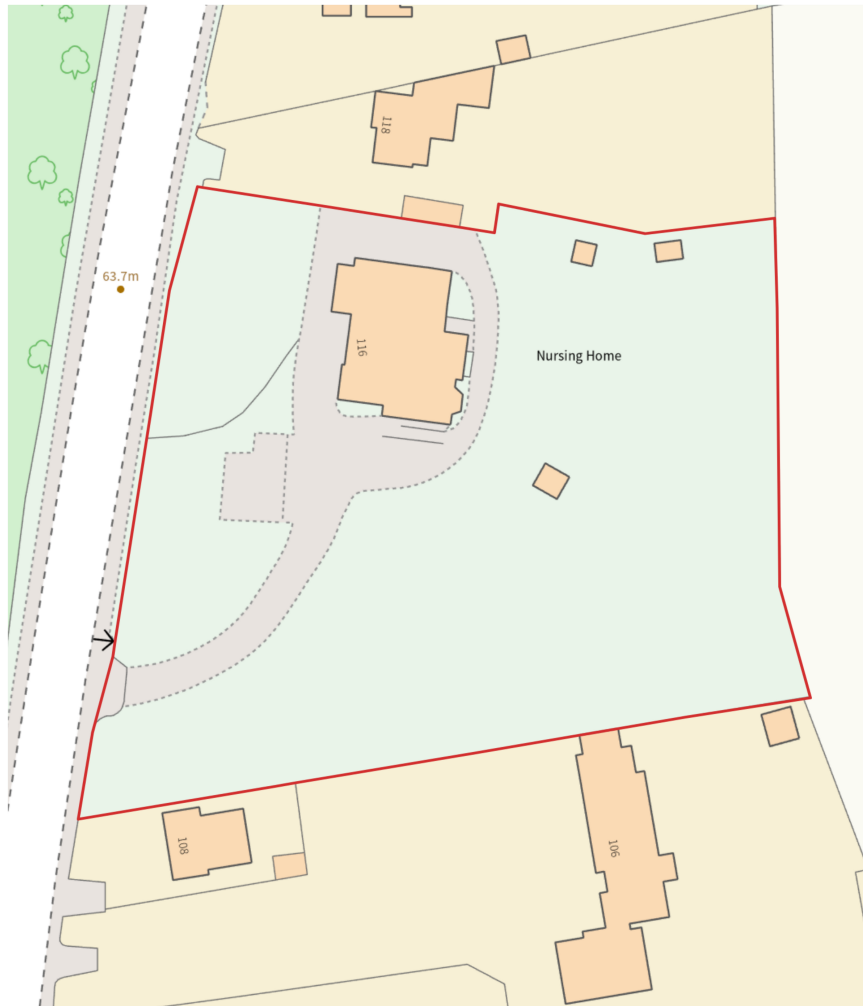
FIRST FLOOR



SECOND FLOOR



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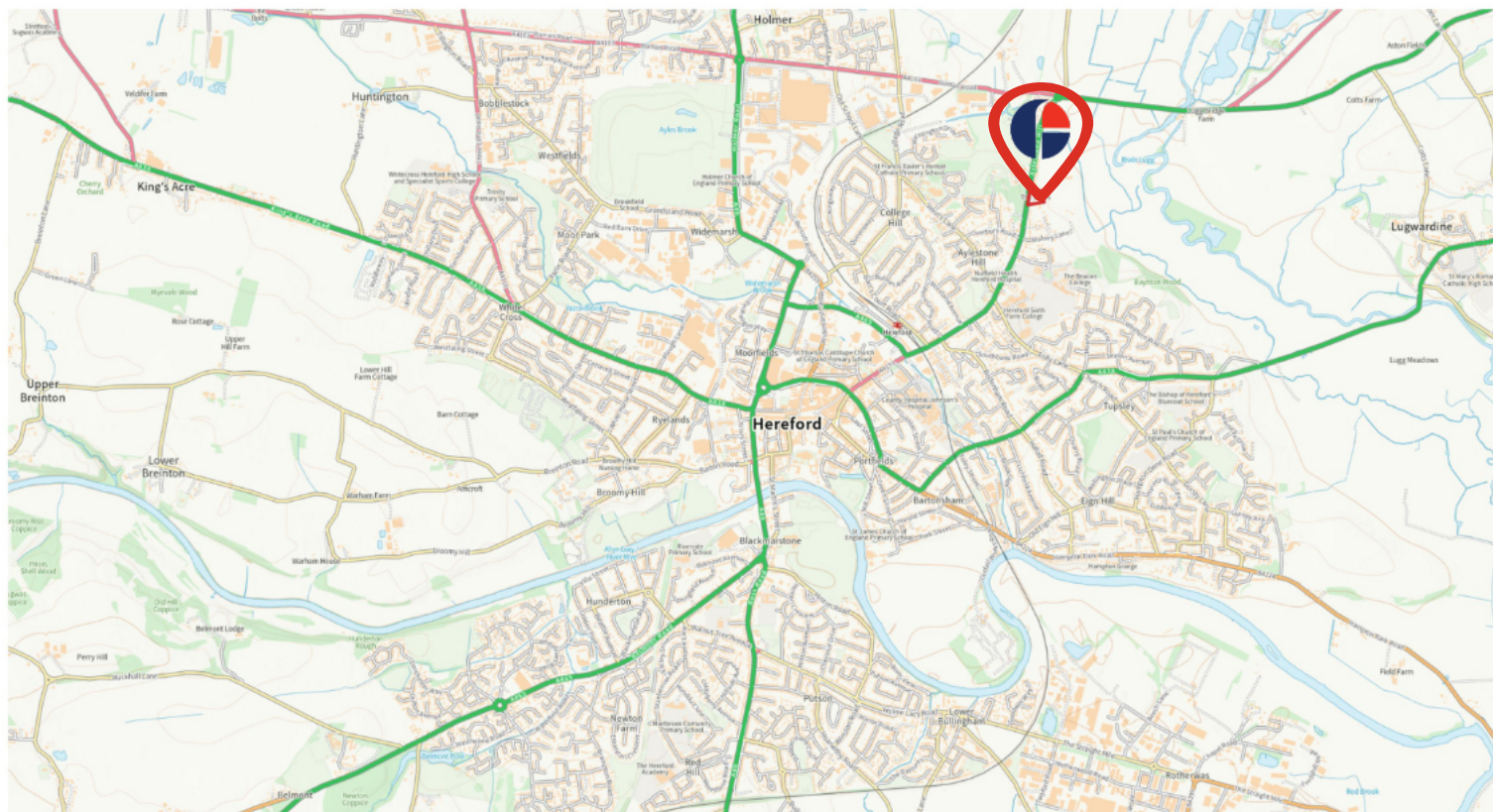


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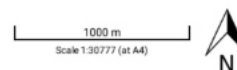
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The Shires Nursing Home, Hereford



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Approximate Travel Distances



Locations

- Hereford - 1.7 miles
- Worcester - 2.5 miles
- Gloucester - 30 miles



Nearest Station

- Hereford Railway Station - 1 mile



Nearest Airport

- Birmingham Airport - 64 miles



Please Note

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Particulars dated March 2023.
Photographs dated March 2023.

