

For Sale – Residential Development Opportunity

Ravensmount Care Home, Alnmouth Road, Alnwick, NE66 2QG

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential development opportunity
- Former 35 bed care home
- Superb location on desirable street
- Full planning permission for 8 large apartments
- Planning Reference: 19/04800/FUL
- Freehold

Freehold Offers Invited

FOR SALE – Residential Development Opportunity

Ravensmount Care Home, Alnmouth Road, Alnwick, NE66 2QG

THE OPPORTUNITY

Bradley Hall is delighted to bring to the market this exciting residential development site. The former Ravensmount Care Home provides the opportunity to create a high-quality scheme of 8 large residential apartments.

LOCATION

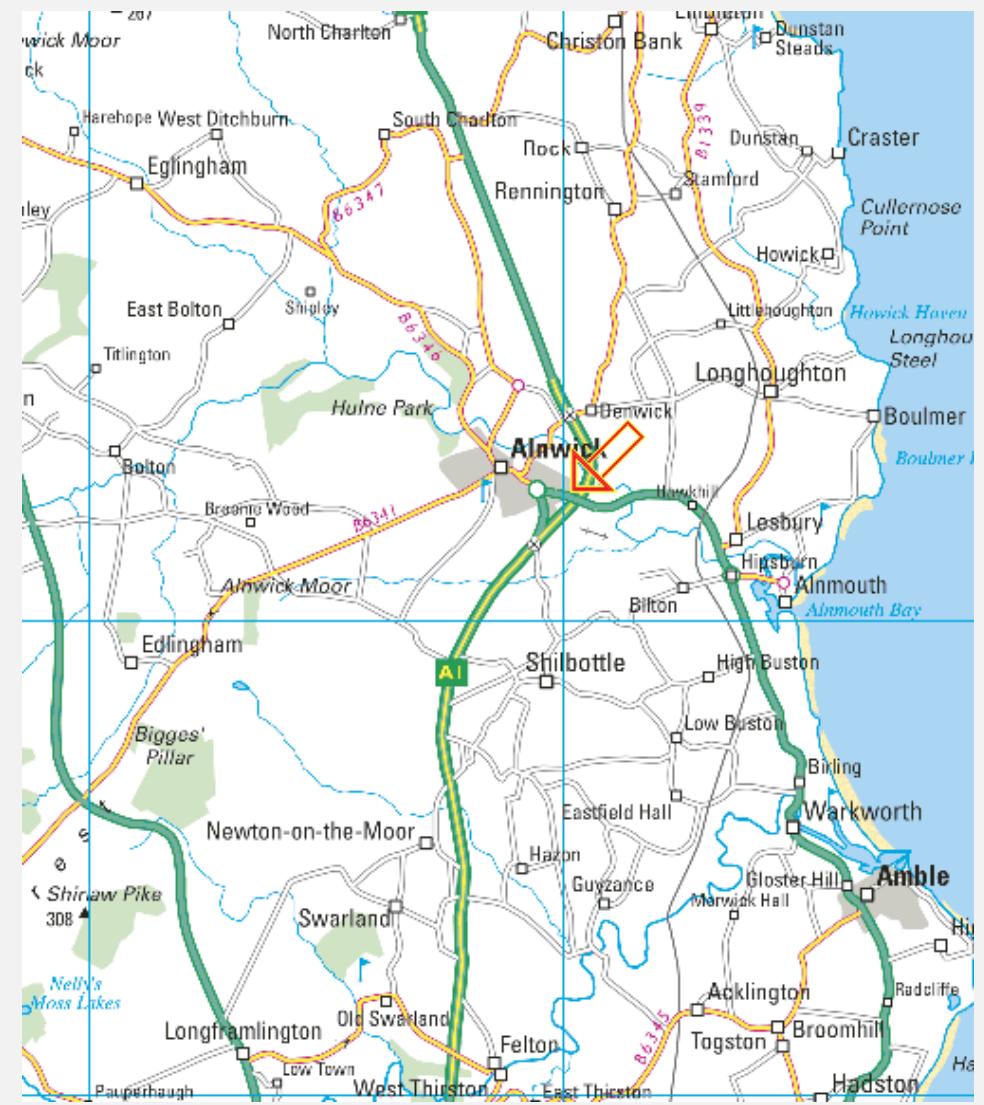
The property is located off Alnmouth Road a highly desirable residential street to the eastern outskirts of Alnwick. The property is a short walks distance from the historic town centre whilst Alnmouth Road (A1068) provides access to Alnmouth, the coast and Alnmouth Train Station to the east.

DESCRIPTION

The site is comprised of a former 35 bed care home that has been granted full planning permission to convert into 8 large apartments. The building is grand period building of stone construction with pitched slate tile roof and various large windows providing countryside views. The building extends to approximately 1,051 sq m (11,313 sq ft).

PLANNING

Full planning permission has been granted to convert the building into 8 large apartments which will range between 861 and 1,421 sq ft. The ground floor will be comprised of 3 x Three bedroom apartments with communal entrance and lift to the upper floors. The first floor will comprise 1 x One bedroom apartment and 2 x 3 bedroom apartments whilst the second floor will comprise 2 x Two bedroom apartments. Each of the apartments will benefit from spacious open plan kitchen / living areas, family bathrooms and some bedrooms benefitting from en-suite facilities. Plans can be provided on request.



Local Schools:

Duchess High School (Ofsted: Good)

Swansfield Park Primary School (Ofsted: Outstanding)



1 mile from A1



3 Miles from Alnmouth Train Station

TENURE

The site is sold freehold with vacant possession.

SERVICES

We are advised that the property is connected to the mains electricity and water supply. Interested parties should make their own enquiries to the utility companies and confirm availability and capacity.

TERMS

The subject site is available by way of freehold with offers invited.

All offers must be submitted in writing to Bradley Hall and include:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Our client is not obliged to accept the highest or indeed any offer.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Angus Todd** at Bradley Hall.

Tel: 01665 605 605

Email: angus.todd@bradleyhall.co.uk



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- 5) All details are provided **Subject to Contract**



