



Ravensmount Care Home
Alnmouth Road, Alnwick





RAVENSMOUNT CARE HOME, ALNMOUTH ROAD, ALNWICK, NORTHUMBERLAND NE66 2QG

OFFERS IN EXCESS OF £899,950

Set back on a site of just over 0.7 of an acre, is this former Residential Care Home with 35 bedrooms. The property built in stone under a pitched slate roof, with a turreted bay extension has a dominant elevation and position on the west side of the Alnmouth Road, with tremendous views to the south. The A1068 leads from Alnwick to Alnmouth and is a prime east arterial access from the town centre. The location of the house where the building is surrounded by high quality homes, and the whole of the site undoubtedly creates a magnificent development opportunity.

Planning permission has been granted historically for the current 35 bedroom Care Home, with its 5 reception rooms and extensive outhouses to be sold as a commercial going concern with Planning reference 16/00451/FUL for Change of Use of existing Care Home to Hotel.

The property shows obvious ability to be retained as a Care Home or Nursing Home; but further opportunity might be evident for the site to be demolished and cleared all together to create an ideal opportunity to build residential apartments.

Planning permission has also been granted within the site for the development of a detached stone built two storey, three bedroom house on its south-easterly elevation (Planning reference 15/03289/FUL) Ravensmount, is a fine three storey imposing building, which has a ground floor plate of 435 m², a first floor plate of 383 m², and a second floor plate of 233 m², giving a total floor area in the principal house of 1,051 m² which equates to 11,313 sq.ft.

The building has a central lift system and a very attractive mix of 35 bedrooms on the three floors, as well as an extensive arrangement of en-suite bath and shower rooms to the majority of areas. The ground floor area includes a magnificent entrance foyer and staircase leading through to the reception hall, which in turn connects to a formal drawing room, a large dining/sitting room, a conservatory, a working office, ground floor laundry/store rooms and boiler room as well as a cloakroom/wc, and a large commercial kitchen. The ground floor area also includes 10 bedrooms all with en-suite facilities and a large disabled bathroom, as well as a second resident's lounge. At first floor level the original house accommodates a further five bedrooms, all of which have en-suite facilities and another large bathroom. To the new wing of the house there are ten further bedrooms all with en-suite facilities and a third resident's lounge, and a laundry/utility/washroom. The very top floor of the building accommodates three bedrooms with en-suite facilities to the principal old house, and five bedrooms to the new wing of the property, with adjacent bathroom and communal facilities. The original wing of the house has an impressive facade with turreted bays and a superb elevated access. The new wing of the property has good quality stonework and excellent symmetry and enjoys great views also to the south and east.

Ravensmount is a fine building, in such a prime residential area of Alnwick, which has prospered in many times over recent years, and has often been voted one of the most desirable market towns within the country. The town centre is well-supported by its historic castle, its magnificent gardens, as well as the cosmopolitan and diverse range of shopping facilities available. The sports facilities also in Alnwick and neighbourhood are very well sought after, with fantastic golf courses available on the coastline, as well as beautiful walks on the stunning beaches. This is an excellent opportunity to acquire such a prime residential development site, which will suit a variety of residential and commercial opportunities.

Services: Mains electricity, gas, water and drainage and gas central heating | Tenure: Freehold | Council Tax Band: H | EPC: C





Client:	Mr. David Ratiff
Address:	Reverend's Care Home Albion's Road Albion NU6 2DG
Project:	Proposed Boutique Hotel
Drawing Title:	Existing Site Plan
Scale:	1:500@A3
Date:	03/02/2016
Drawn:	G.Z. Chartered BW
Drawn No:	1373_07

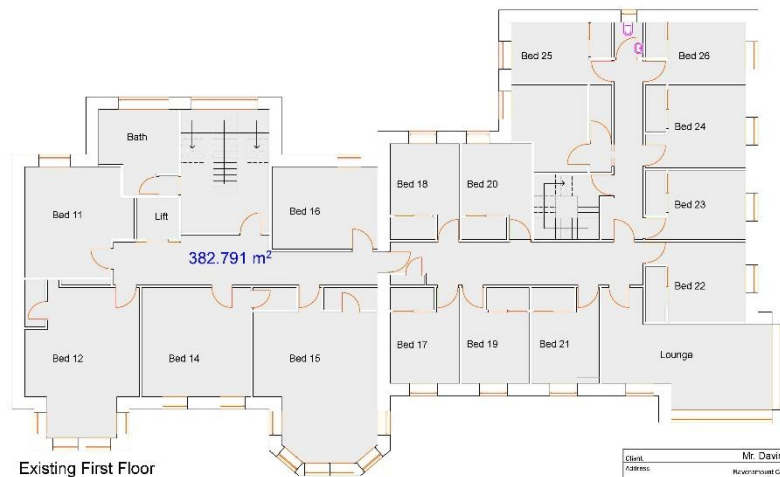
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Existing Ground Floor

Client:	Mr. David Ratiff
Address:	Reverend's Care Home Albion's Road Albion NU6 2DG
Project:	Proposed Boutique Hotel
Drawing Title:	Existing Ground Floor
Scale:	1:100@A3
Date:	28/01/2016
Drawn:	G.Z. Chartered BW
Drawn No:	1373_01

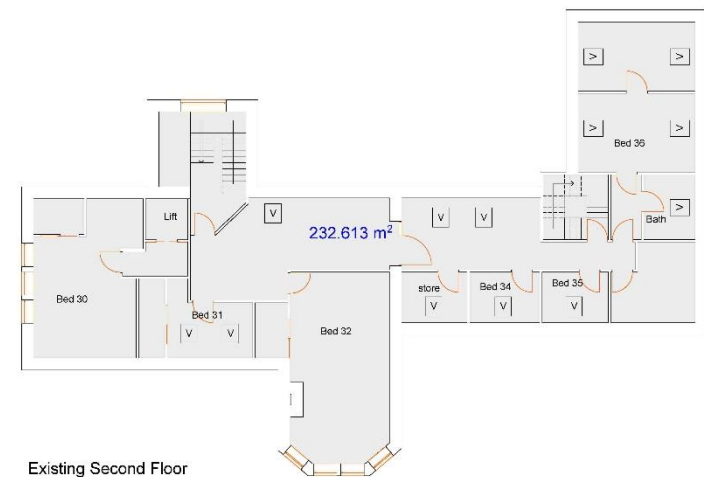
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Existing First Floor

Client:	Mr. David Ratiff
Address:	Reverend's Care Home Albion's Road Albion NU6 2DG
Project:	Proposed Boutique Hotel
Drawing Title:	Existing First Floor
Scale:	1:100@A3
Date:	28/01/2016
Drawn:	G.Z. Chartered BW
Drawn No:	1373_02

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Existing Second Floor

Client:	Mr. David Ratiff
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Project:	Proposed Boutique Hotel
Drawing Title:	Existing Second Floor
Scale:	1:100@A3
Date:	28/01/2016
Drawn:	G.Z. Chartered BW
Drawn No:	1373_03

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