



For Sale by Auction
Thursday 16th May 2024



WATLING
REAL ESTATE



Vacant Freehold 21-bedroom Care Home in the centre of Oswestry, with alternative use potential, subject to planning

Hartlands Rest Home, 57 Salop Road, Oswestry, SY11 2RJ

GUIDE PRICE:

£495,000+

PLUS FEES

LOCATION

The property occupies a prominent corner position at the junction of Stewart Road and Salop Road, which connects directly with Oswestry Town Centre approximately 0.5 mile away.

A historic market town with a vibrant centre, Oswestry is Shropshire's second largest town by population. With a former Borough population of approximately 33,000, and town population of approximately 18,200, the town has a wealth of character and facilities to offer, with a range of national multiple retailers within the town, including Boots, Superdrug, W H Smith, Poundland, Home Bargains & Costa.

Oswestry is well-connected, situated at the junction of the A5 and A483, which subsequently link with the national motorway network, connecting the major centres of Birmingham, Manchester and Liverpool. Regionally, Oswestry is approximately 19 miles north-west of Shrewsbury, approximately 14 miles south of Wrexham and a little over an hour from the Welsh Coast.

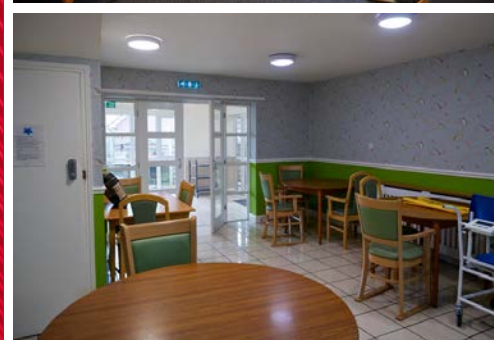
DESCRIPTION

Hartlands Rest Home comprises a recently closed vacant 21-bedroom care home extending to approximately 4,480 sq.ft. (416.35 sq.m.) on a site of 0.15 acre.

The attractive freehold character property is of original Victorian construction, with modern extensions, providing generous accommodation over two floors, with off road car parking to the rear (accessed via Stewart Road) and pedestrian access off Salop Road.

The property benefits from WC ensembles to a number of the bedrooms, gas central heating and a passenger lift with two separate staircases servicing the upper floor.

The property is considered suitable for alternative uses, including residential (subject to planning). Several properties within this part of Oswestry have received consent for residential conversion / development.



ACCOMMODATION

Ground Floor:

Open plan lounge/living accommodation, dining area leading into conservatory extension, 7 bedrooms (3 with WC en-suite), communal wet/shower room, 2 communal WCs, kitchen, office accommodation and ancillary storage.

First Floor:

14 bedrooms (4 with WC en-suite), 2 communal bath/shower rooms and communal WC.

Basement:

Cellar storage

Outside:

Rear courtyard and tarmac car park

EPC

The property is rated C (55).

TENURE

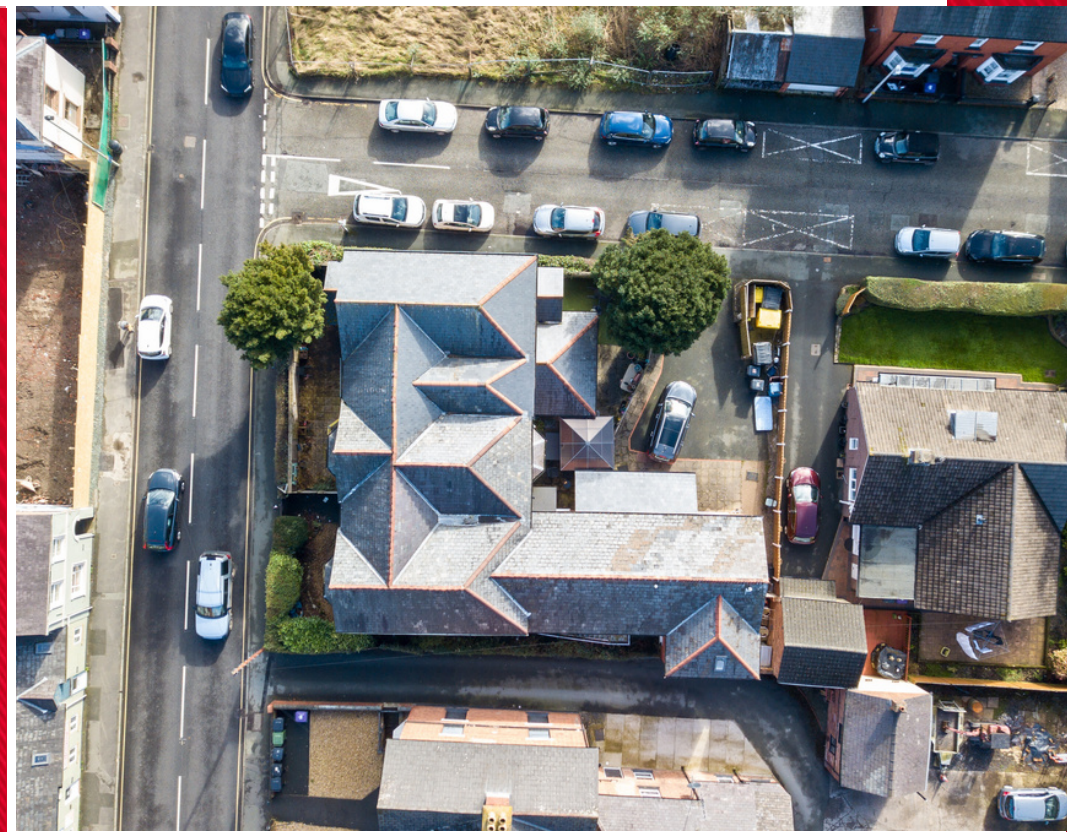
Freehold

PLANNING

All enquiries regarding potential alternative uses can be directed to Shropshire Council Planning Department on 0345 678 9004.

VIEWINGS

Strictly by appointment with Bond Wolfe Auctions.



CONTACTS

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