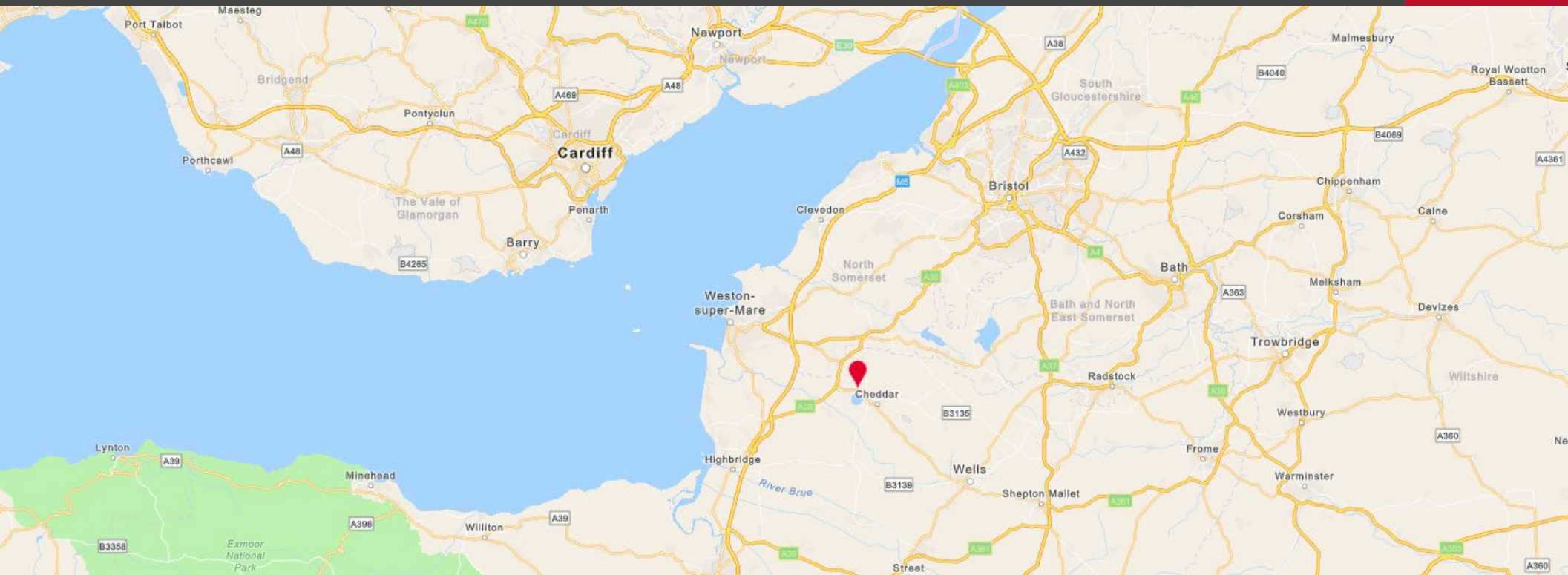




PROJECT BLANCHE

**Exciting Opportunity to Acquire a Specialist
Care Home with Vacant Possession**





**Opportunity to acquire a former Specialist Care Home (C2 use class)
with excellent potential for continued use or re-development**

Investment Summary

- Opportunity to acquire a former Specialist Care Home, offered with vacant possession
- Falls within Mendip Hills Area of Outstanding Natural Beauty, overlooking the Cheddar Reservoir
- Offered with the benefit of habitable bungalows plus additional outbuildings
- 18.2 acres (3.2 ha)
- Excellent re-development opportunity, subject to the relevant planning consent
- Offers sought on Unconditional and Subject to Planning basis

Location

Axbridge is a charming market town located in Somerset, Southwest England. The town sits at the foot of the scenic Mendip Hills, 9 miles northwest of Wells, 11 miles southeast of Weston-Super-Mare and 18 miles southwest of Bristol.

The site is located within an Area of Outstanding Natural Beauty. The iconic natural landmark, Cheddar Gorge, is only a short distance away as well as the Cheddar Reservoir. Axbridge town centre is a 15-minute walk away providing local access to nearby amenities.

The site is situated between Axbridge and Cheddar. Access is off the A371 (Axbridge Road) through a private drive way.

Site Description

The original Property is a part grade II* listed building comprising in excess of 100 rooms, over three-storeys dating back to 1878. Leonard Cheshire took over the main building in 1968, the property was later extended in 1977 to create 'The Rose Wing' located east of the property. The main building is inclusive of a full working chapel lending itself to great alternative use prospects.

On site to the entrance of the property, are two residential bungalows which were built in the 1990s to cater for semi-assisted living. There is also two residential bungalows to the rear of the property.

Demise	Sq ft	Sq m
St Michaels Main Building	c.30,591	2,842
Two Stepping Stone Bungalow	667	62
The Bungalow	1,087	101
The Lodge	1,378	128

St Michaels, Cheddar Road, Axbridge, Somerset BS26 2DW



The Lodge

The Lodge is located at the entrance of the site and comprises of a two storey, two-bedroom lodge with a bathroom, external garage and storage. The property is self-contained.



The Bungalow

The Bungalow is also located at the entrance of the site down a small track which passes the Lodge. The property is self-contained, single storey and comprises of three bedrooms, a bathroom and kitchen.



Two Stepping Stone Bungalow

Two Stepping Stone bungalow is located to the rear of the site and is a semi-detached bungalow comprising of 2x single bedrooms each with own bathroom and kitchen.



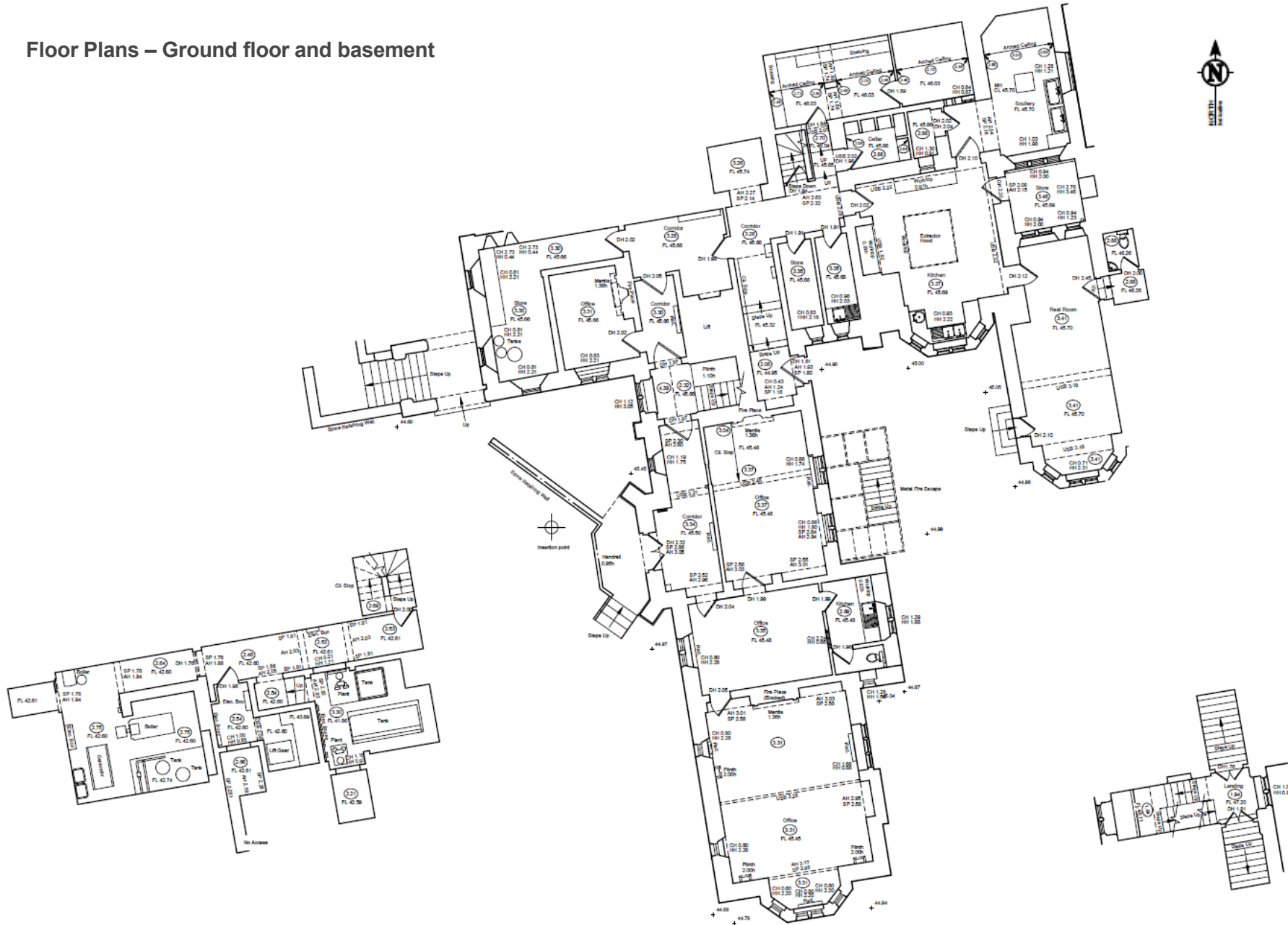
Promap



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LANDMARK INFORMATION Plotted Scale - 1:2750. Paper Size - A4

For indicative purposes only

Floor Plans – Ground floor and basement

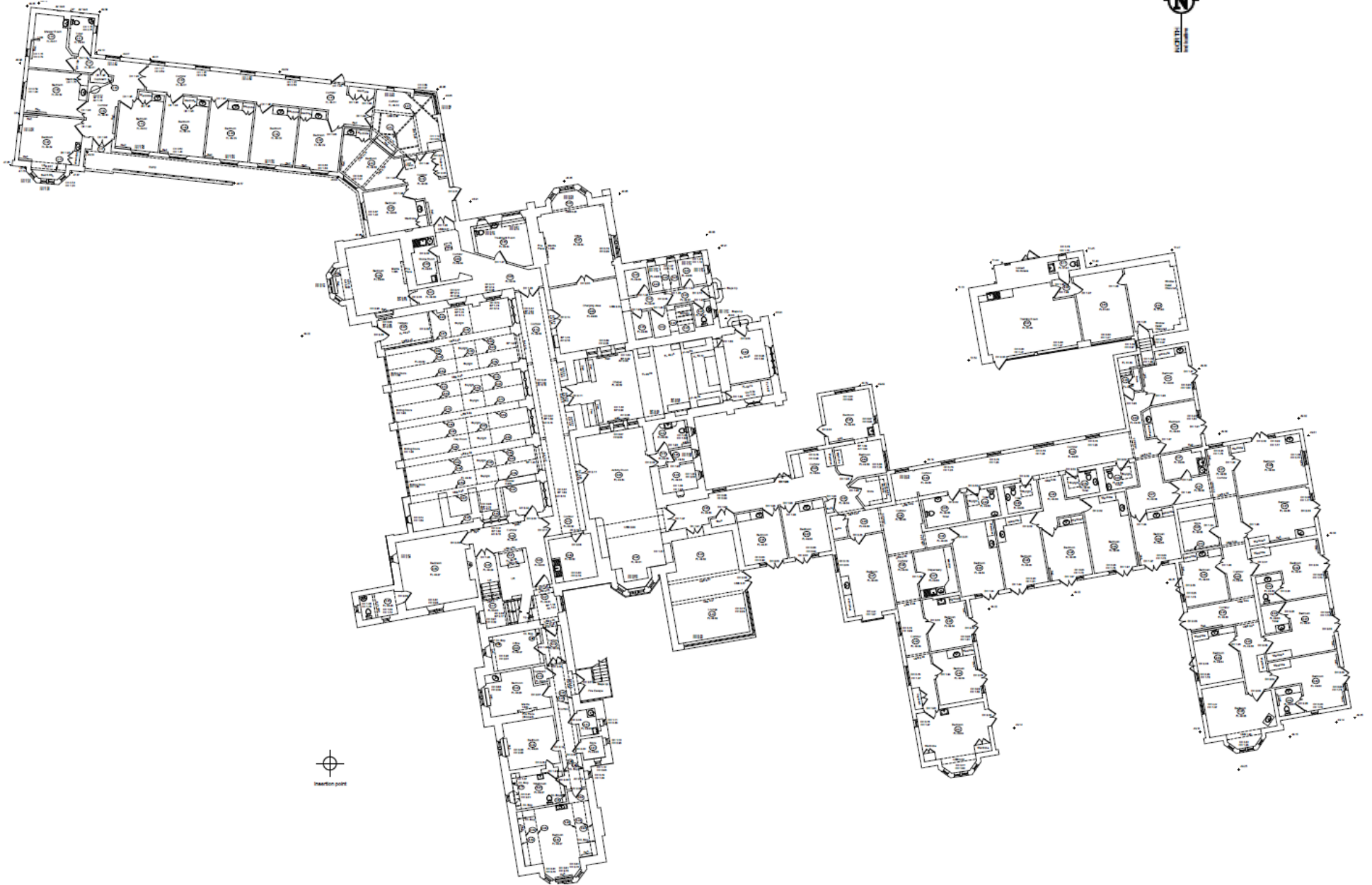


Basement Floor

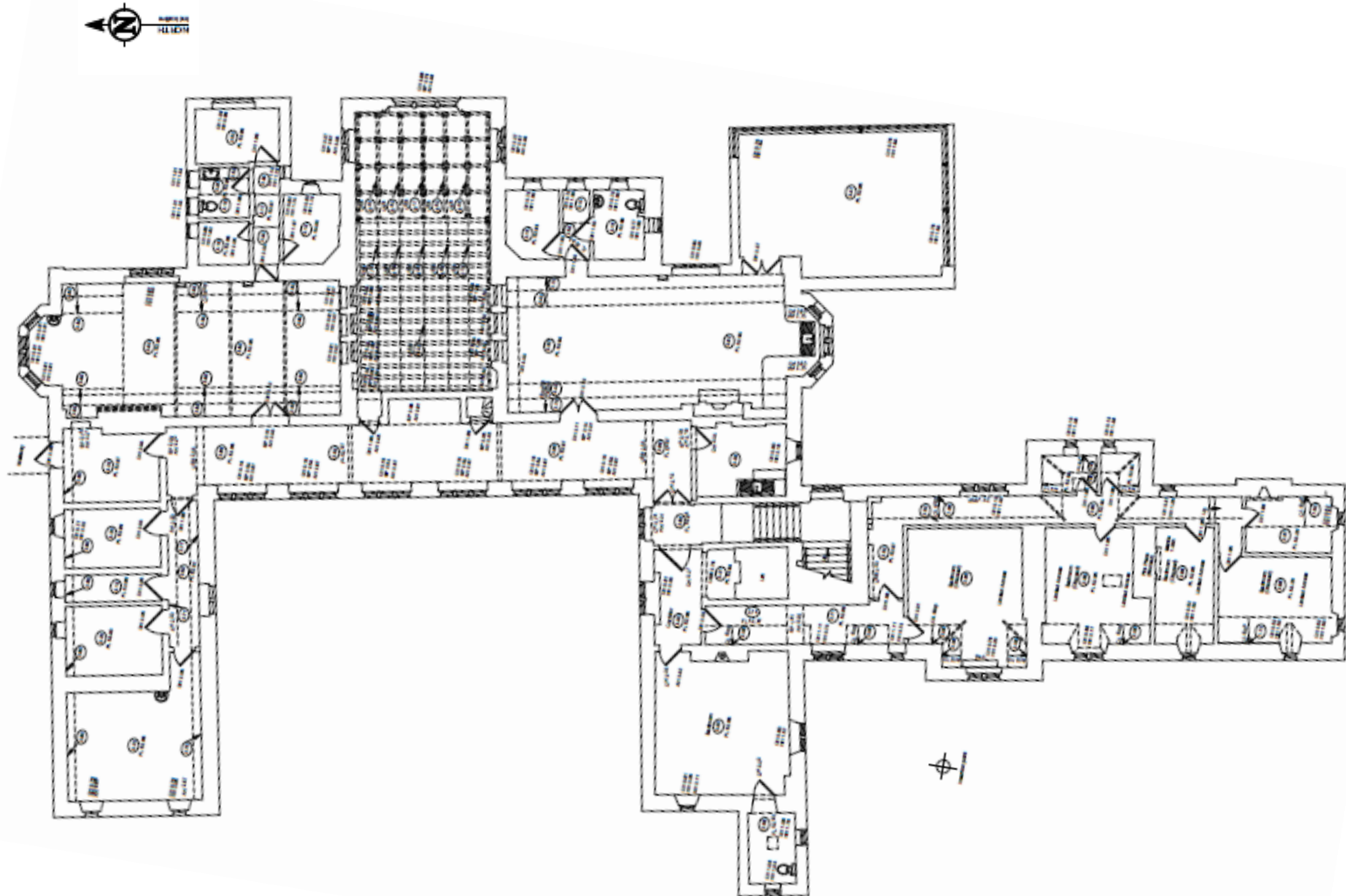
Ground Floor

Half Landing Ground - First Floor

Floor Plans – First Floor



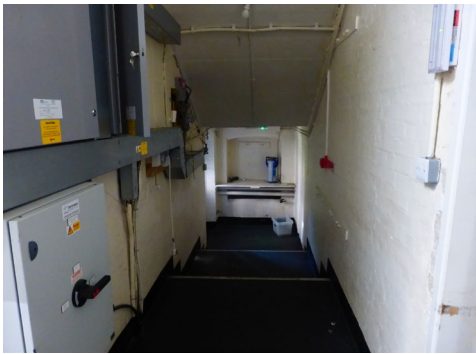
Floor Plans - Second Floor



External Photos



Internal Photos



Tenure

The property is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

Title Number

The Land Registry Freehold title number ST208092.

Service and Highways

We understand that all mains' services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Local Planning Authority

The Local Planning Authority is Somerset Council.

EPC Rating

The full details of the EPC rating can be found in the data room.

St Michaels – D(94)
Stepping Stone Bungalow – D(64)
The Bungalow – E(50)
The Lodge – E(43)

Historic England

All parties are required to make their own enquires regarding the part Grade II* listed elements of this property.

Legals

Each party is liable for their own legal costs in respect to all legal documents produced in this transaction.

Data Room Access

Data room access can be granted upon request.

VAT

The Property is not elected for VAT.

Viewing and Inspections

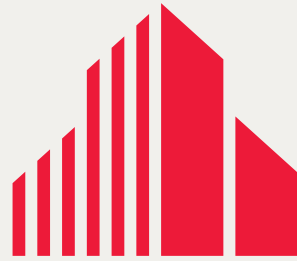
Under **no circumstances** are any parties permitted to inspect the property in any capacity unless arranged in advance via Cushman & Wakefield.

Process

All enquires are to be addressed directly to the sole agent Cushman & Wakefield and under no circumstance are any queries to be raised directly with the Vendor.

Terms

Offers are invited by way of informal tender for our client's freehold interest with vacant possession on completion. Unconditional offers preferred.



**CUSHMAN &
WAKEFIELD**

Enquires

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