

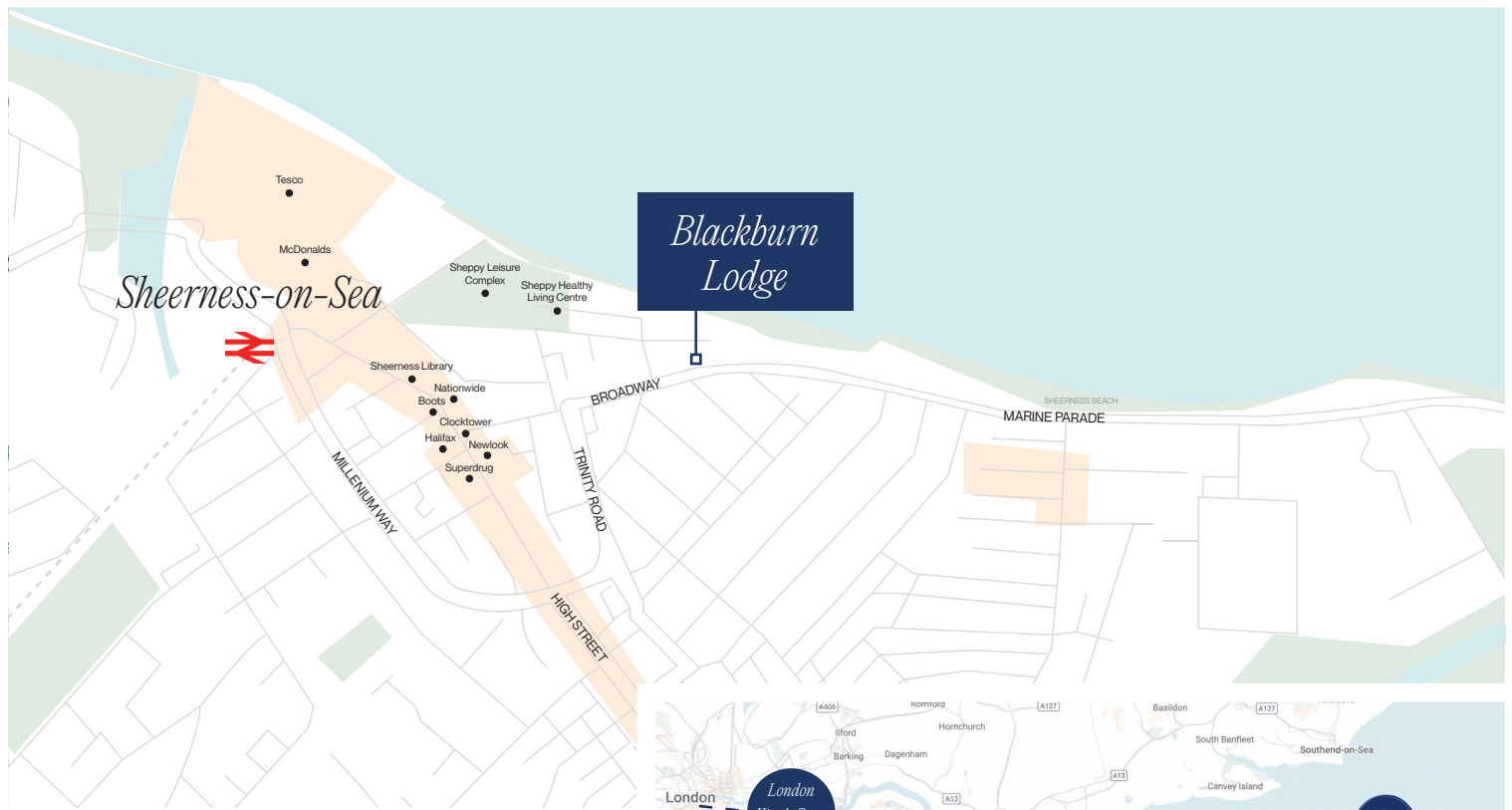
Blackburn Lodge

Broadway, Sheerness, Kent, ME12 1TS

FORMER CARE HOME VALUE ADD OPPORTUNITY



- A vacant care home situated in one of Kent's coastal towns, Sheerness on Sea.
- The building is positioned in the heart of the town centre just 0.4 miles from Sheerness on Sea Station.
- Direct access to Kings Cross St Pancras in approximately 90 minutes.
- The property measures 22,884 sq ft NIA and currently comprises 32 rooms and a host of communal facilities.
- Building benefits from undoubted potential to create additional accommodation from the existing footprint, our client has designed a scheme comprising 76 rooms and communal facilities.
- Site measures approximately an acre, offering further development potential subject to necessary consents.
- The property may suit alternative uses such as HMO, C3 residential, assisted living or a SEN school.
- Freehold for sale with Vacant Possession.
- Guide Price - £1,150,000, reflecting a low capital value of £50 psf.



Connectivity

Blackburn Lodge is ideally situated in the popular seaside town of Sheerness-on-Sea, just 0.2 miles from the coastline.

The town offers excellent transport links, with frequent rail services providing direct access to London King's Cross in approximately 90 minutes, making it ideal for commuters. Sheerness-on-Sea benefits from a vibrant town centre with a range of shops, everyday amenities, and leisure facilities, all within easy reach.



Further information

Further information including existing/proposed plans are available on request.

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