

bothams ¹⁸⁷¹

East Clune Care Home, West Street

Clowne, S43 4NW

Offers In The Region Of £750,000



26



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15



East Clune Care Home, West Street

Clowne, S43 4NW

A excellent opportunity to acquire an extensive property formerly operated as a care home facility, which could be reinvigorated as a new care home facility, or is considered suitable for a wide variety of alternative uses.

East Clune Care Home

Situated just to the east of the centre of Clowne lies East Clune Care Home, within a plot of circa 1 acre, amidst a predominantly residential locality with a small parade of shops across the road.

The premises were previously operated by the Local Authority as a care home facility which catered for residents with learning disabilities, offering housing and on-site care for those unable to accommodate themselves. We understand this was established in the early 1990's until closure in 2022, since which time the property has remained vacant.

The property would be ideal for continuing health related uses, or alternatively would be suitable for conversion.



Floor Plan

Alternative Uses

Whilst ideal for continuing as a health facility, the premises could also create a basis for a number of alternative uses - all of which would be subject to obtaining the necessary permissions and consents;

Office Space - the accommodation could be split to provide service office space managed as one facility, or split into separate office facilities to be let independently.

Residential - the accommodation could be split into separate flats, which could be let or sold off individually.

Assisted Living - the accommodation would be ideal for assisted living, partially set up for this following on from the previous care home use.

Retirement Apartments - the accommodation could be split to provide a range of accommodation suitable for retired residents, with the support of an on site warden.

Demolition - the site could be cleared for redevelopment.

Material Information

PLEASE NOTE - WE HAVE NOT FORMALLY INSPECTED OR REFERENCED THE PREMISES SAVE FOR AN EXTERNAL INSPECTION, AND ARE BEING GUIDED BY THE VENDORS AT THIS POINT. WE ARE IN THE PROCESS OF AMASSING FURTHER DUE DILIGENCE ON THE PREMISES WHICH WE WILL UPDATE AS SOON AS WE ARE IN RECEIPT OF FURTHER INFORMATION. PLEASE CONTACT OUR OFFICE TO DISCUSS YOUR REQUIREMENTS OR WITH ANY PARTICULAR INFORMATION REQUIRED PRIOR TO COMMITTING ANY EXPENDITURE ON TRAVEL OR ARRANGEMENTS ACCORDINGLY.



- CHANGE DETAILS**
- **UPRN:** 1615-01
 - **Property:** East Clune HOP (Vacant)
 - **Description of Change:** Asset Declared Surplus
 - **Extent of Asset Declared Surplus:** Whole of Asset
 - **Date Declared Surplus:** 25/10/2023
 - **Comments:**

Do not scale
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator!

LOCATION / KEY PLAN
N.T.S.

General Notes

A.	PCN NUMBER	DATE	LR
Rev.	Details of Revision	Date	Initial

Derbyshire County Council
Corporate Services & Transformation
Corporate Property

Tel: 01629 590000
Email: corpproperty@dcf.derbyshire.gov.uk

Project: EAST CLUNE H.O.P.

UPRN Number: 1615-01

Drawing Number: Revision:

Title: SITE 01 BLOCK 01 GROUND FLOOR

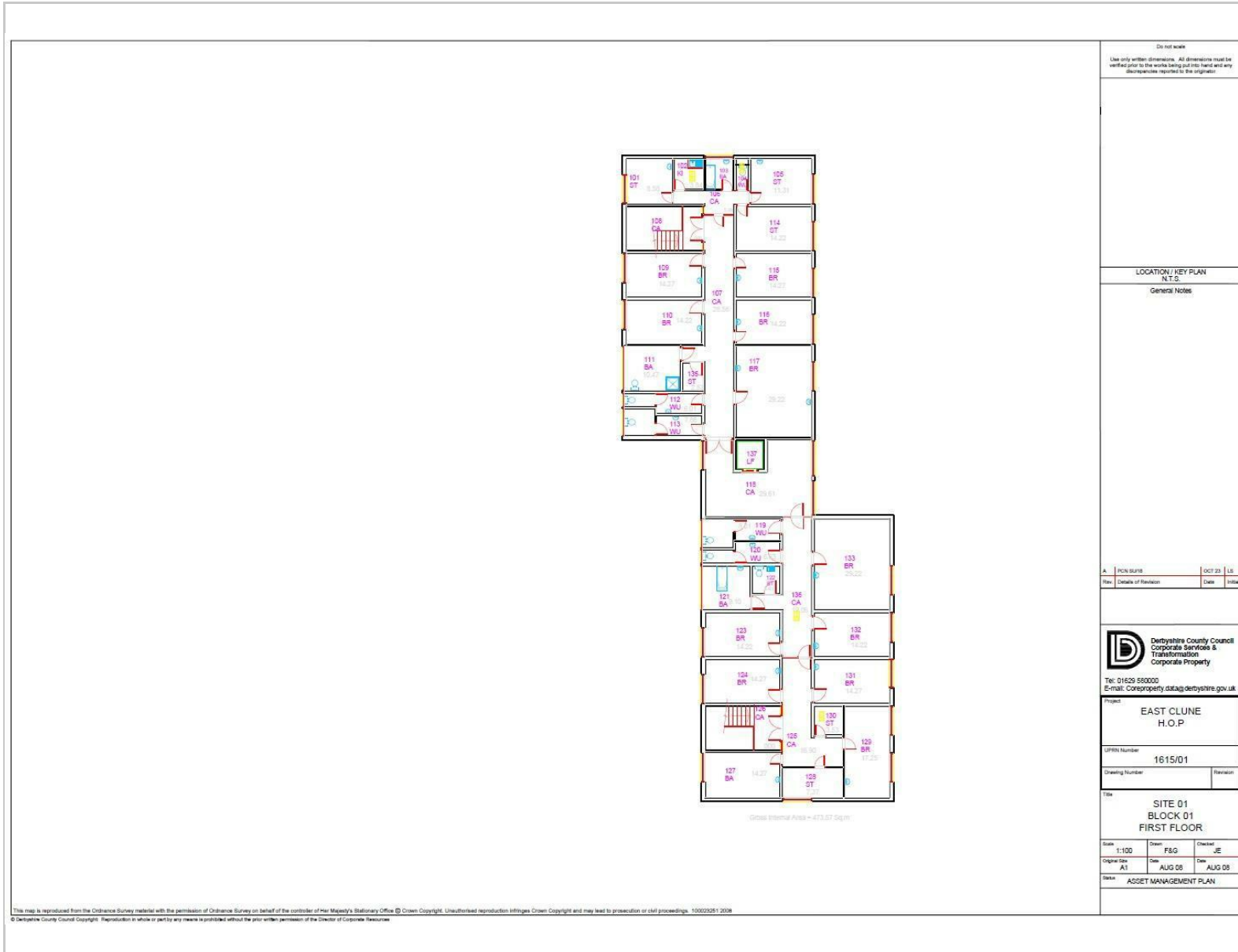
Date	Drawn	Checked
11.10.20	NSB	

Originator	Date	Drawn	Date
A1	23.7.08		

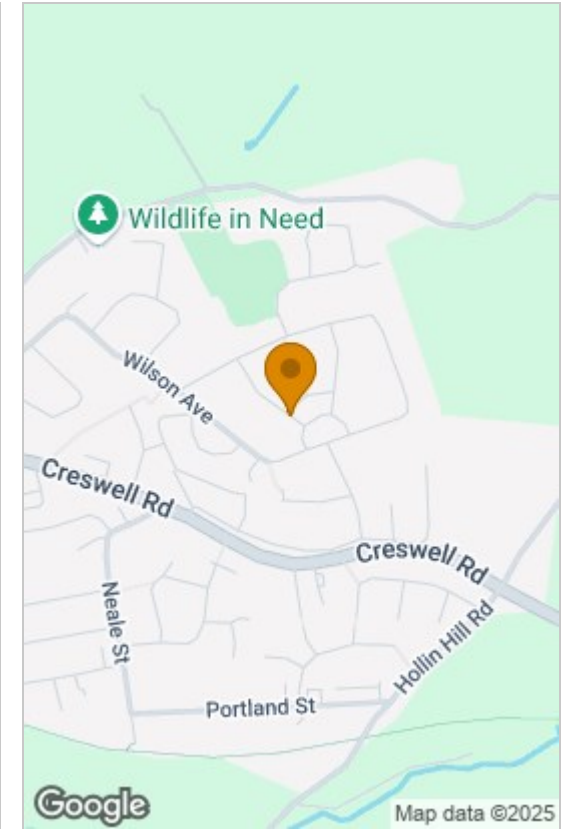
Scale: ASSET MANAGEMENT PLAN

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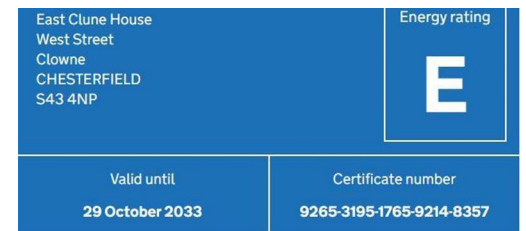
Floor Plan



Area Map



Energy Efficiency Graph



Property type Residential Institutions: Hospitals and Care Homes

Total floor area 1,380 square metres

Viewing Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01246 233121 Email: enquiries@bothams.co.uk

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