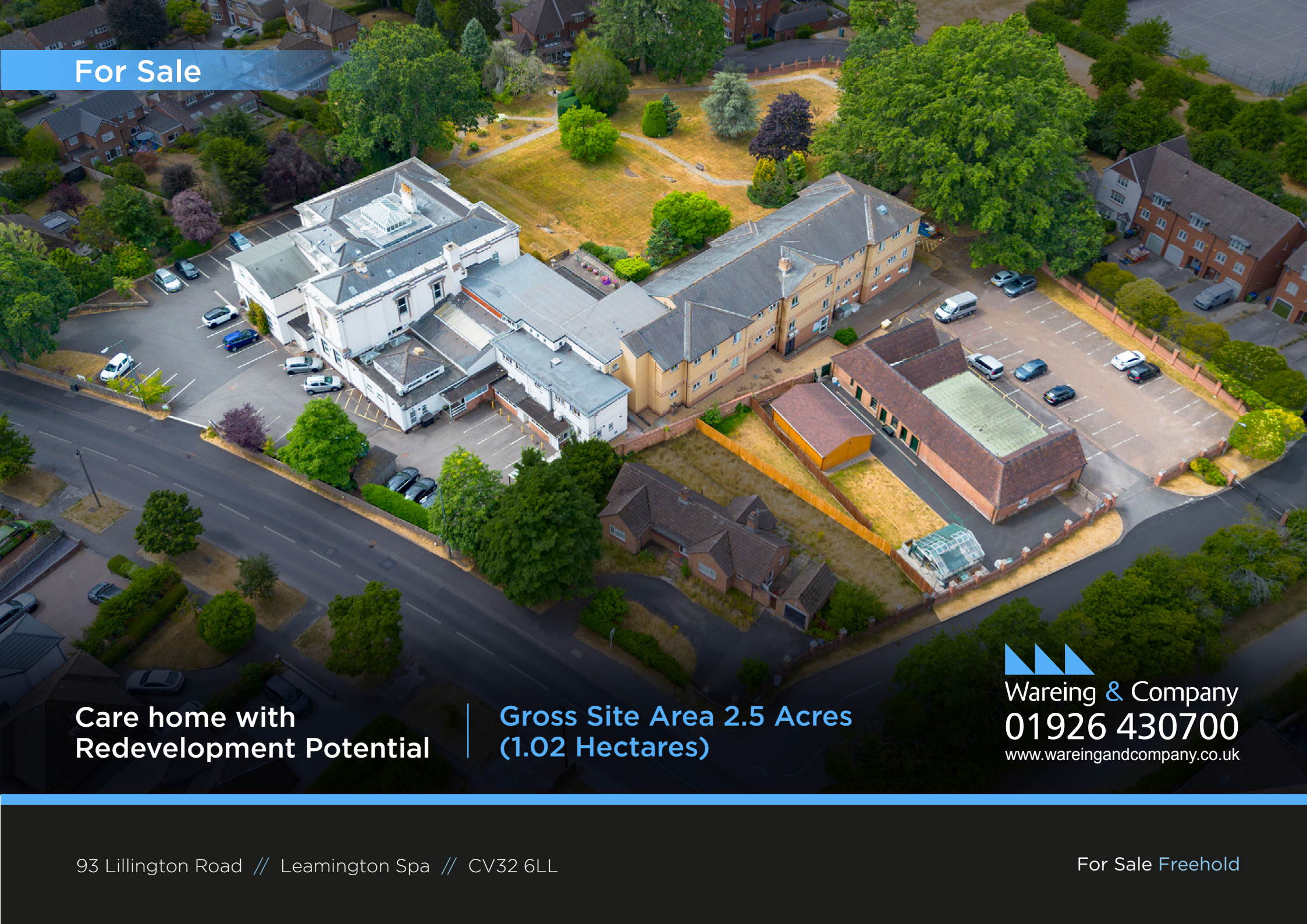




**For Sale**

**Care home with  
Redevelopment Potential**

**Gross Site Area 2.5 Acres  
(1.02 Hectares)**

  
**Wareing & Company**  
**01926 430700**  
[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

93 Lillington Road // Leamington Spa // CV32 6LL

**For Sale Freehold**



# A rare opportunity to acquire a substantial freehold in a sought after location

Available For Sale Freehold

## Key Features

01

Comprises a care home facility occupied by Castel Froma Neurocare to be offered with vacant possession

02

Currently comprising a variety of buildings including a substantial converted Victorian House arranged over four floors and later additions including a 1990's 3 storey wing and former stable block

03

Site extends to approximately 2.5 acres (1.02 Hectares)

04

Existing Buildings approx. gross internal area of 31,700 Sq Ft (2,945 Sq M)

05

Located approximately 1 mile from Leamington Town Centre

06

Occupying a high-profile site located within a desirable residential neighbourhood

Offers in region of £4,500,000 excl



# A substantial property set within 2.5 acres of mature landscaped grounds in a well-established residential area to the north of **Royal Leamington Spa**

The site forms part of the long-established Castel Froma Care Home, which has operated for nearly 80 years and lies approximately 1 mile from the town centre.

The surrounding area is predominantly residential, with North Leamington School located a short distance to the north and playing fields adjoining the western boundary. The property occupies a high-profile position with direct frontage to Lillington Road, one of the principal routes leading out of Leamington Spa towards the north.

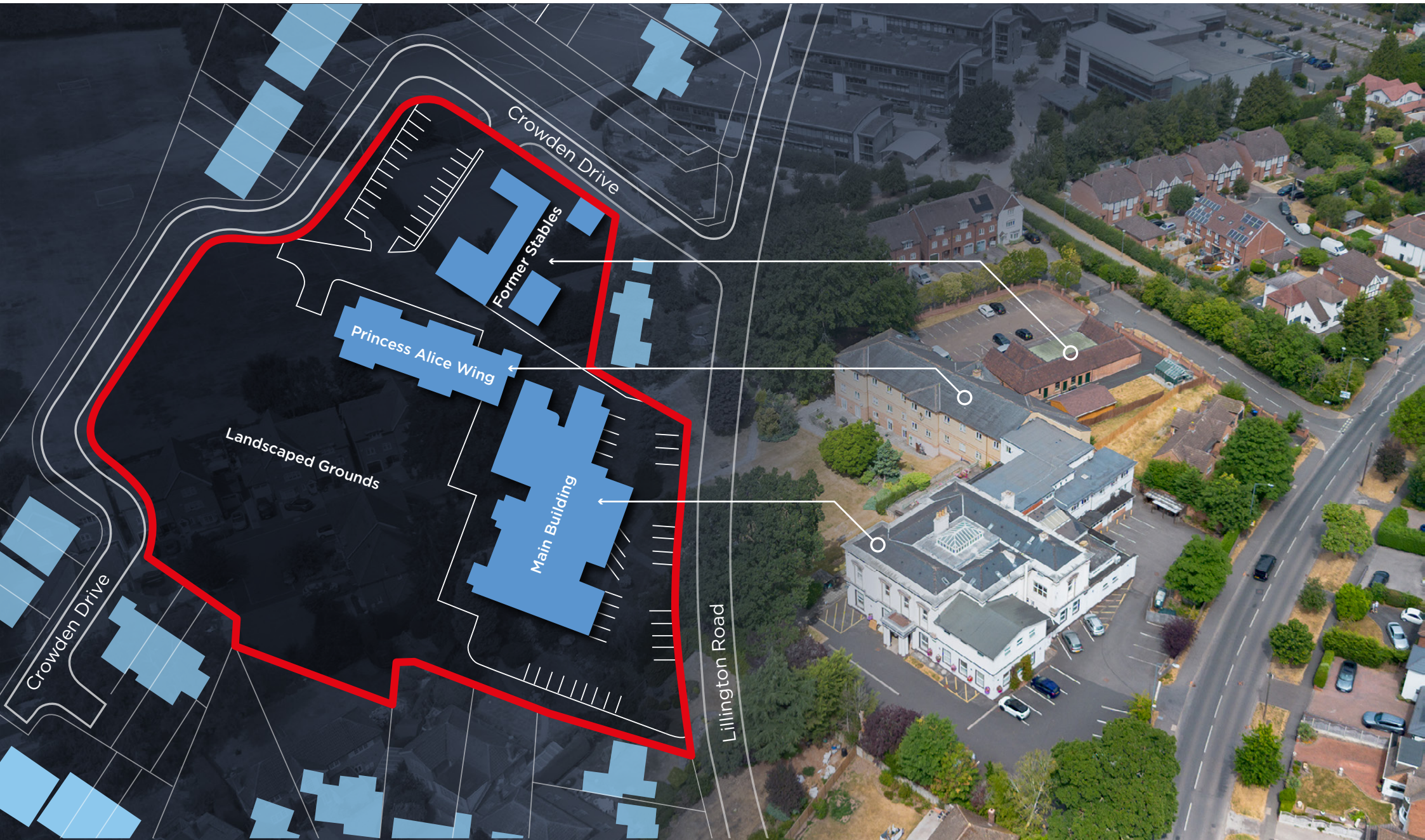
The site comprises the original non-listed Victorian building, a two-storey 1970s extension, and the Princess Alice Wing, a three-storey purpose-built care facility constructed in the 1990s. Additional elements include former stables, on-site parking, and extensive rear grounds extending to the boundary with Crowden Drive.

The property offers significant potential for alternative uses or comprehensive redevelopment, subject to planning permission (STPP).

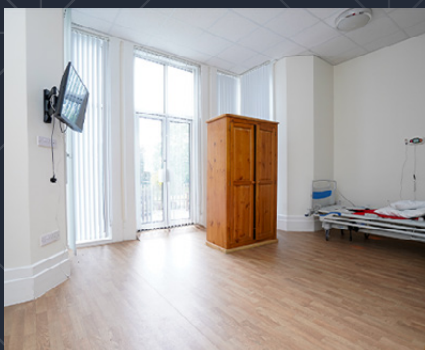
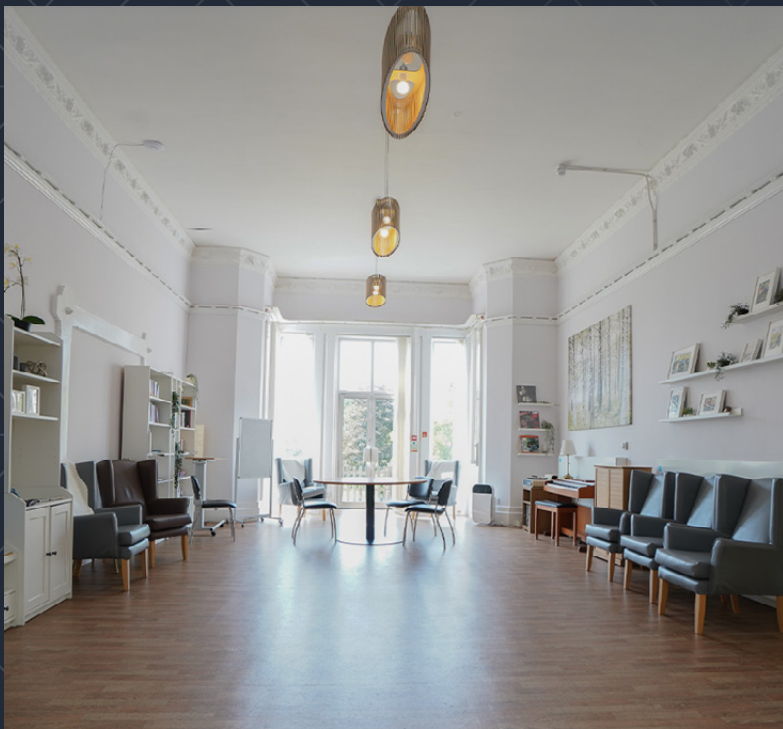
**Gross Site Area**  
2.5 Acres (1.02 Hectares)

**Existing Accommodation**  
31,700 sq ft (2,945 sq m)

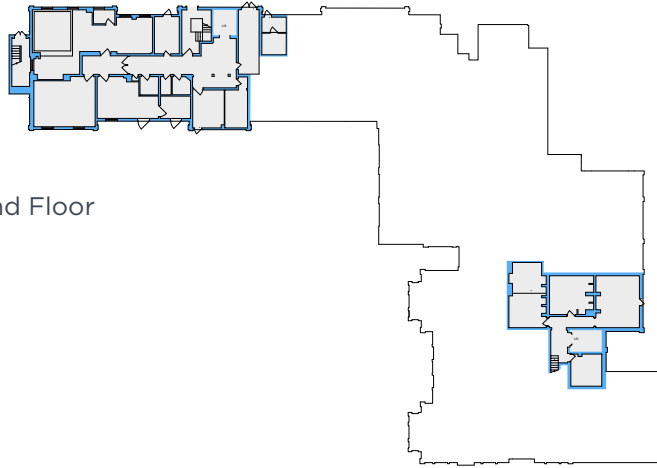




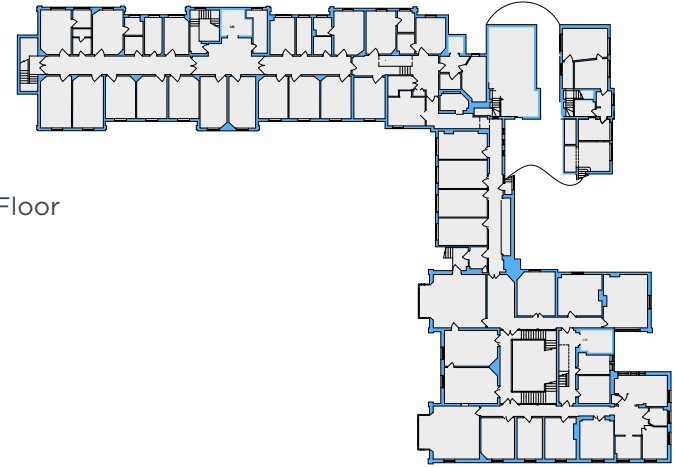




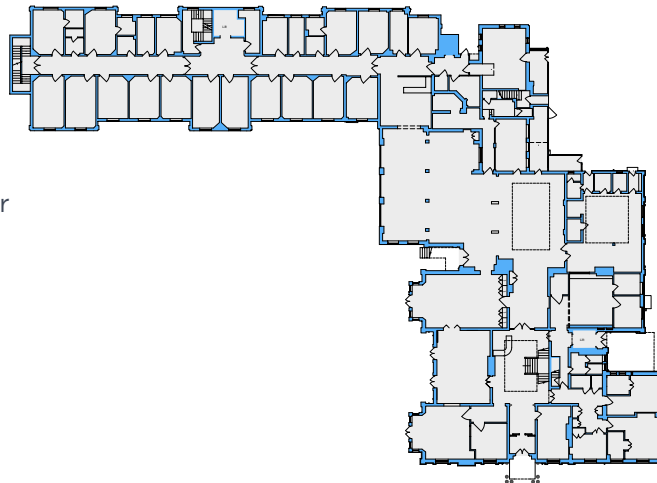
Lower Ground Floor



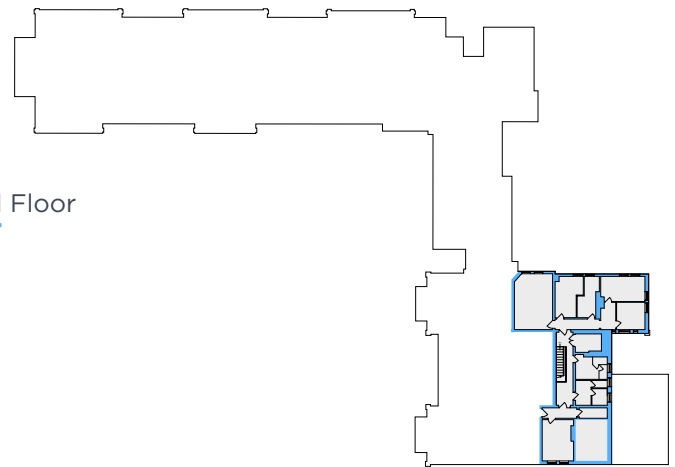
First Floor



Ground Floor



Second Floor





## Services

All mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

As indicated, the site has previously been indicated as a whole as being suitable for Residential Redevelopment. It is anticipated that a residential development would be acceptable in accordance with Policy and Conditions laid down within Warwick District Council Local Plan. Further information is available from the sole agents or from Warwick District Council Planning Department on 01926 456760.

## EPC

B50.

## Tenure

The property is available freehold and is sold free from any encumbrances other than those indicated above.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.



## Guide Price

Offers are invited in the region of £4,500,000 excl for the freehold interest subject to vacant possession. It is not believed VAT is applicable.

## Viewing

Strictly by prior arrangement with the sole agents:



**Bill Wareing FRICS**  
bill@wareing.co

**T: 01926 430 700**  
**M: 07715 001 018**



**Jonathan Blood MRICS**  
jon@wareing.co

**T: 01926 430 700**  
**M: 07736 809 963**



**Wareing & Company**

**01926 430700**

www.wareing.co

38 Hamilton Terrace,  
Holly Walk, Leamington Spa  
Warwickshire  
CV32 4LY



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