Healthcare

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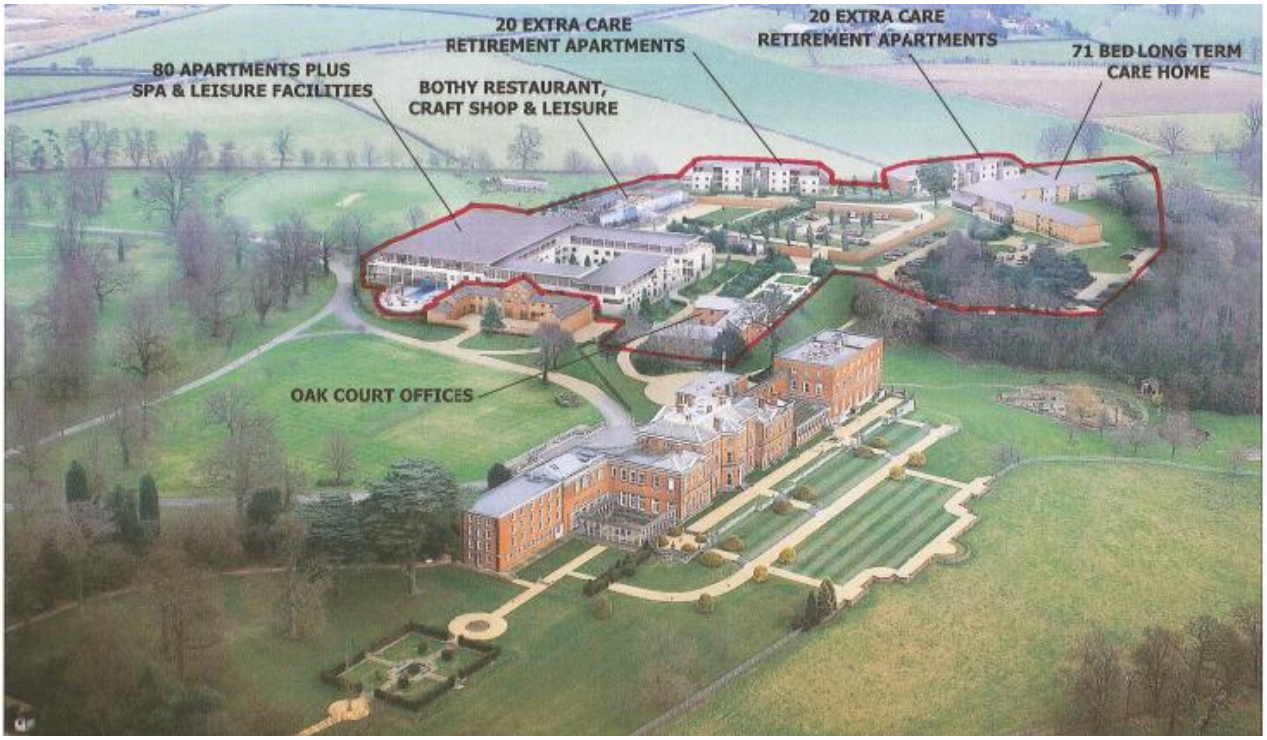
Stanford Hall, Ashby Road, Stanford on Soar, Leicestershire, LE12 5QW

- 250,000 sq ft development opportunity
- Approx. 12.6 acre site
- 40 Extra Care Retirement Apartments
- 80 Spa Apartments
- 71 bed long term care facility
- Part let high quality offices
- Other development opportunities including bar, restaurant, craft shop and leisure
- 2 residential lodges
- Set adjacent 365 acres of countryside and parkland
- Potential for a wide range of other alternative uses subject to planning
- Access to full information pack on www.savills.co.uk/stanfordhall

PRICE: Offers Invited



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www.savills.co.uk/healthcare

Location

Stanford Hall is situated in a rural location approximately 3 miles to the north of Loughborough on the Nottinghamshire/Leicestershire border. 9 miles from Nottingham and 11 miles from Leicester.

Proposed Development Summary

As previously mentioned the development forms part of the 365 acre Stanford Hall Estate. The development and surrounding buildings centre on the Grade II listed Stanford Hall. The care element comprises of a care home and retirement apartments.

There are additional development opportunities within the 12.6 acre site including restaurant, bar and craft shop also included are 2 residential lodges and an existing high quality office block part let and income producing with approximately 5,000 sq ft of vacant space.

Care Home Development

This is laid out by way of an 'L' shaped three storey care home with 71 single en suite bedrooms. The building will have a gross internal area of approximately 3,056 sq m with external parking for approximately 40 vehicles. Currently the proposed registration will be for Older People (OP) and Dementia over 65 years (DE).

Care Apartments

The care apartment element of this development comprises 40 apartments by way of four detached three storey apartment blocks immediately to the north of the care home facility. The apartments are laid out by way of two bedrooms, entrance hall, living room, kitchen and bathroom, (one bedroom en suite). The apartments range in size from 81 – 92 sq m approx.

Spa Apartments

The largest individual part of the overall development is the creation of 80 age restricted apartments centred around the redevelopment of the existing lido providing an indoor and outdoor pool area as well as sauna, gym and treatment facilities. The apartments are over ground, first and second floors and are a mix of one and two bedroom units. A schedule of accommodation can be provided to interested parties. The range overall is from 51 sq m to 102 sq m approximately. In conjunction with the other care apartments access to all floors will be via lift facilities with each of the flats we understand being adaptable for the use of wheelchair residents.

Offices

Oak Court Offices comprise a completed two storey office development. Part of the ground floor is currently let at a rental of £47,520 pa plus service charge. The large ground floor reception area and first floor offices of approx. 5,000 sq ft are currently vacant.

Other Development Opportunities

Peach House and Farmyard Buildings

A significant range of opportunities exist on these buildings to develop to possibly develop a public house, restaurant, tea rooms, farm shop and an organic delicatessen. Plans and proposals are detailed within the website.

Lodges

There are two existing residential lodges within the development site.

Method of Sale

The whole development can be sold either in part or as a whole. The total development is held as a freehold and will be sold as such.

Tenure

The property is held freehold.

Guide Price

Substantial offers invited.

Viewing

All viewing appointments must be arranged via the vendors sole selling agents Savills. Under no circumstances should any direct contact be made to the home or staff. Please contact the selling agents for further details.

Contact:

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Email: ilock@savills.com

DISCLAIMER

Important Notice

Savills for themselves and the Vendor whose agents they are give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the properties they do not form any part of an offer or contract to the purchaser or any third party and must not be relied upon as statements or representations of fact.

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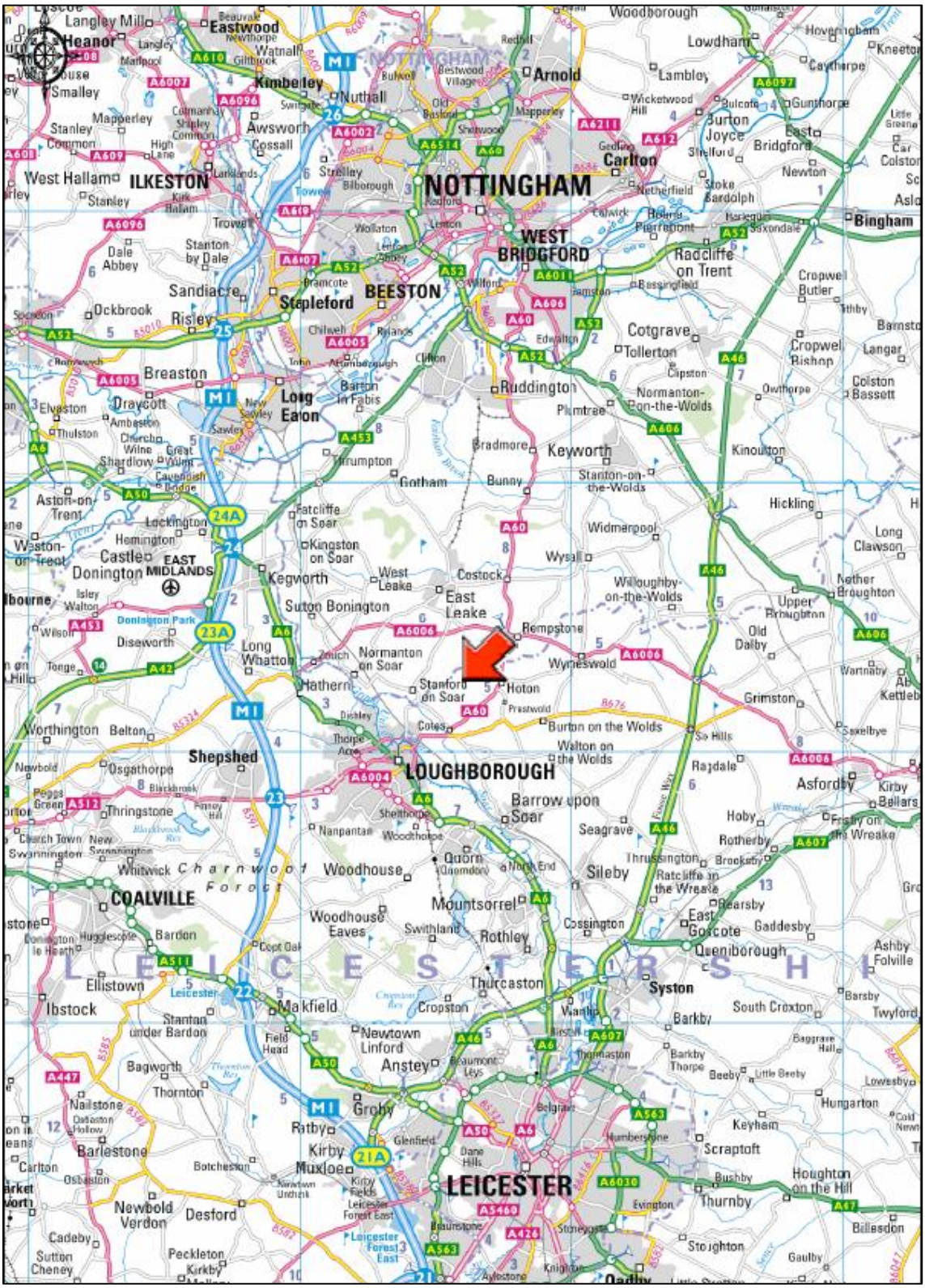
(vi) Financial information has been provided by our client and is provided without liability.

(vii) Layout drawings provided are for identification purposes only and are not to scale. The accommodation layout may differ from that shown in the plans.

Location Plan


NOTTINGHAM
ILKESTON
WEST BRIDGFORD
BEESTON
Stapleford
Long Eaton
Kimberley
Eastwood
Heanor
Arnold
Carlton
Bingham
Radcliffe on Trent
Cotgrave
Ruddington
Keyworth
Bradmore
Gotham
Kegworth
Castle Donington
EAST MIDLANDS
Shepshed
LOUGHBOROUGH
Barrow upon Soar
Sileby
Mountsorrel
Rothley
Syston
Thurcaston
COALVILLE
Ashby Folville
LEICESTER
Groby
Anstey
Newtown Linford
Markfield
Ibstock
Ellistown
Barlestone
Newbold Verdon
Desford
Thurnby
Houghton on the Hill
Scraptoft
Keyham
Hungarton
Billesdon
Stoughton
Gaulby
Queniborough
Gaddesby
Asfordby
Melton Mowbray
Bottesford
Long Clawson
Hickling
Kinoulton
Widmerpool
Wymeswold
Bunny
Stanton-on-the-Wolds
Normanton-on-the-Wolds
Cropwell Bishop
Colston Bassett
Langar
Bingham
Radcliffe on Trent
Bassingfield
Cropwell Butler
Tollerton
Edwalton
Clifton
Barton in Fabis
Thrumpton
Ratcliffe on Soar
Kingston on Soar
West Leake
East Leake
Costock
Rempstone
Hoton
Stanford on Soar
Normanton on Soar
Zouch
Hathern
Long Whatton
Diseworth
Sutton Bonington
Kegworth
Castle Donington
Hemington
Lockington
Aston-on-Trent
Weston-on-Trent
Elvaston
Draycott
Breaston
Sawley
Risley
Sandiacre
Stanton by Dale
Dale Abbey
Ockbrook
West Hallam
Stanley
Mapperley
Awsworth
Cossall
Nuthall
Bulwell
Bestwood Village
Lambley
Burton Joyce
Bulcote
Gunthorpe
Lowdham
Woodborough
Hoveringham
Kneeton
Caythorpe
Bridgford
Newton
Stoke Bardolph
Netherfield
Colwick
Holme Pierrepont
Radcliffe on Trent
Cropwell Butler
Langar
Colston Bassett
Owthorpe
Kinoulton
Upper Broughton
Nether Broughton
Old Dalby
Grimston
Saxelbye
Burton on the Wolds
Walton on the Wolds
Rearsby
East Goscote
Cossington
Swithland
Woodhouse Eaves
Woodhouse
Quorn
Whitwick
Charnwood Forest
Thringstone
Osgathorpe
Worthington
Belton
Donington Park
Isley Walton
Wilson
Tonge
Ashby Folville
Barsby
Twyford
South Croxton
Barkby
Thurmaston
Beaumont Leys
Belgrave
Humberstone
Evington
Knighton
Aylestone
Stoneygate
Braunstone
Glenfield
Kirby Muxloe
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Carlton
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Kirby Fields
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Peckleton
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Sutton Cheney
Cadeby
Ibstock
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Bardon
Hugglescote
Coleorton
Copt Oak
Field Head
Cropston
Thorpe Acre
Sheepshed
Woodthorpe
Nanpantan
Shepshed
Osgathorpe
Peggs Green
Church Town
New Swannington
Swannington
Whitwick
Ellistown
Leicester
Leicester Forest East
Leicester Forest East
Leicester Forest East