

## Newlands Hotel, Reydon, Southwold, Suffolk

- 10 beds, swimming pool
- Ground floor rooms for disabled persons
- May suit operator looking for specialist respite care
- Planning permission for 4 further specialist bedrooms
- Close to Southwold town centre

**Price: £999,995**



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## **Location**

Newlands Hotel is situated in Reydon which is on the outskirts of one of Suffolk's most popular holiday retirement resort of Southwold. Reydon sits roughly equidistant between Ipswich and Norwich with the nature reserve of Minsmere close by.

## **The Property**

Predominately two storey with single storey additions to the rear. Newlands is constructed by way of rendered brick elevations with the single storey elements being under flat felt roofs and the two storey elements being under pitched tiled roofs.

## **Accommodation**

### **The Main Hotel**

#### Ground Floor

Entrance from the car park (6-10 car parking spaces), leading into the reception lobby.

Sitting room.

Dining room.

Reception.

Kitchen/Diner – private. Corridor through to the swimming pool.

The swimming pool has its own separate WCs and plant room.

Adjoining and connecting the swimming pool are the specialist letting rooms, 1-4. These rooms are set in the rear garden and are very popular with clients seeking respite care with or without accompanying carers. The rooms are big enough not only for carers but for family members and are particularly geared at clientele with physical disabilities, equipped with electric profile beds and super king size beds which can be adapted for double or single use. Two of the rooms have overhead tracking for a portable or electric hoist as well as specialist beds, level access, en suite wet rooms, and access out into secluded gardens and the ornamental pond.

#### First Floor

6 bedrooms on the first floor, one with en suite whirl pool bath, one with en suite slipper bath/shower.

Further two shower rooms.

These rooms can be used as individual rooms or as a family suite of rooms.

#### Outside

As previously mentioned there is ample car parking to the front of the property with secluded gardens to the rear. Additionally there is a garage and store room.

## **Planning Permission**

Planning permission exists to add to each of the four existing specialist rooms and additional space which could provide kitchen/self catering area. There is also the provision for three more holiday units with the provision for disabled guests, a covered walkway to the house and some additional parking. Ref No. DC/08/0846/SUL

## **The Business**

The business is that of an award winning bed and breakfast specialising in the provision of accommodation for people with physical disabilities. Potential purchasers with a background and interest in care may very well see a value in this business as a specialist holiday/respite care facility.

## **Trading Figures**

Accounts relevant to the business in its current sphere of operation will be made available to any interested purchasers who have viewed the property.

## **Services, Plant and Equipment**

The property is connected to all mains services and heating is by way of gas.

## **Method of Sale**

Newlands Hotel is to be sold as a going concern by way of a freehold asset sale.

## **Tenure**

The property is held freehold.

## **Price**

£999,995.

## **Viewing**

All viewing appointments must be arranged via the vendors sole selling agents Savills.

## **Contacts:**

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## **DISCLAIMER**

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