



## Brockhill Extra Care Home

99 Clifton Way, Brockhill, Woking, GU21 3NE

**Opportunity to purchase an existing care home facility with development potential.**

**1.92 Acres**  
(0.78 Hectares)

- Existing building circa 35,000 sq ft gross on a site area of 1.92 acres (0.78 hectares)
- Prominently situated at the junction of Clifton Way & Denton Way
- Excellent local transport facilities
- Potential for further development subject to planning
- Freehold offers invited

## Summary

<b>Available Size</b>	1.92 Acres
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Opportunity to purchase an existing care home facility with development potential.

The property presently comprises 51 one and two bedroom flats together with ancillary accommodation including residents lounge and dining facilities kitchen staff offices laundry room etc. arranged over ground and first floors with extensive landscaped gardens and car parking. The existing built area is approximately 35,000 ft.<sup>2</sup> (3,252 sq m) gross on a site area of 1.92 acres (0.78 Hectares).

Local demand for 532 beds in 2022, which is forecast to grow to 576 beds by 2027 and 641 beds by 2028.

Full vacant possession available at completion.

## Location

Located in an affluent location in close proximity to medical and dental facilities a Waitrose supermarket, Woking & Sam Beare Hospice and a well-being care facility. Prominently situated at the intersection of Clifton Way and Denton Way with extensive frontages to both, 2.7 miles to the west of Woking Town Centre and 7.6 miles north of Guildford. The Royal Surrey County Hospital is within a 20 minute drive (7.8 miles).

Well located for access to the M3 at junction 3 via the A322. Excellent public transport facilities being within 20m of the nearest bus stop providing easy access to Woking Town Centre and 2.4 miles to Woking Mainline Station with frequent and fast services to London Waterloo.

## Terms

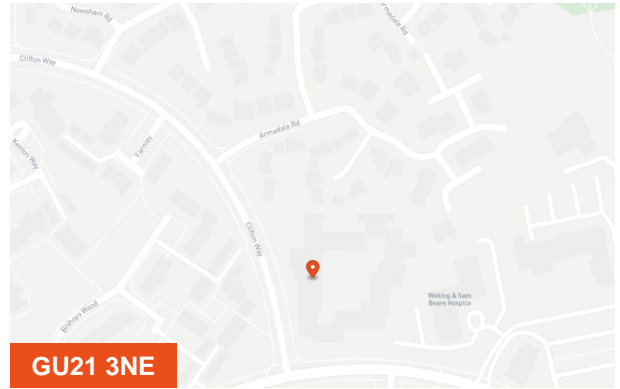
Unconditional offers invited for the freehold interest.

## Viewings

Viewings strictly by appointment with the sole agents.

## VAT

The property is not elected for VAT.



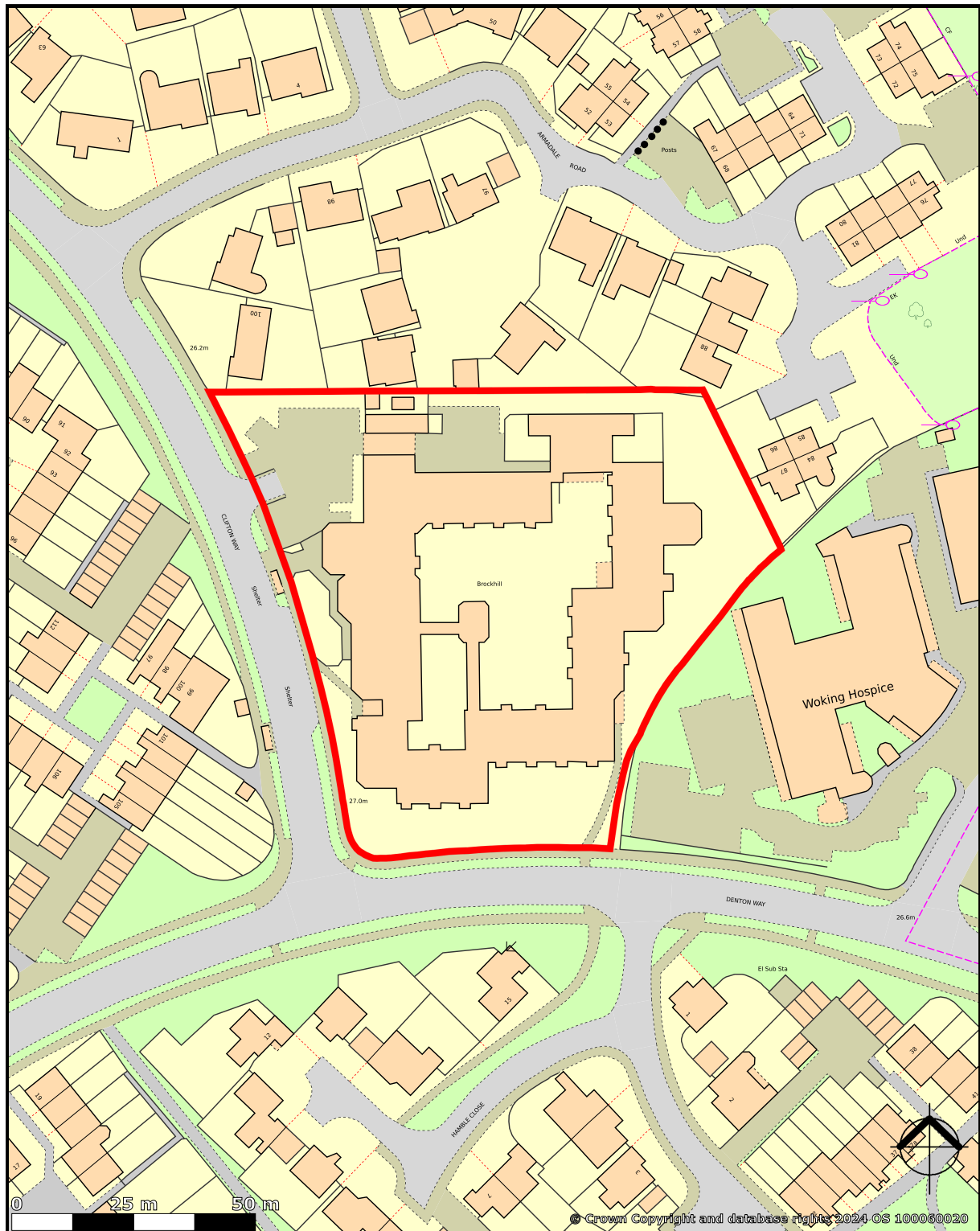
## Viewing & Further Information

**Jonathan Gilbert**

020 7788 3817 | 07770 576918

jonathan.gilbert@htc.uk.com

# Brockhill Care Home, 99 Clifton Way, Brockhill, Woking



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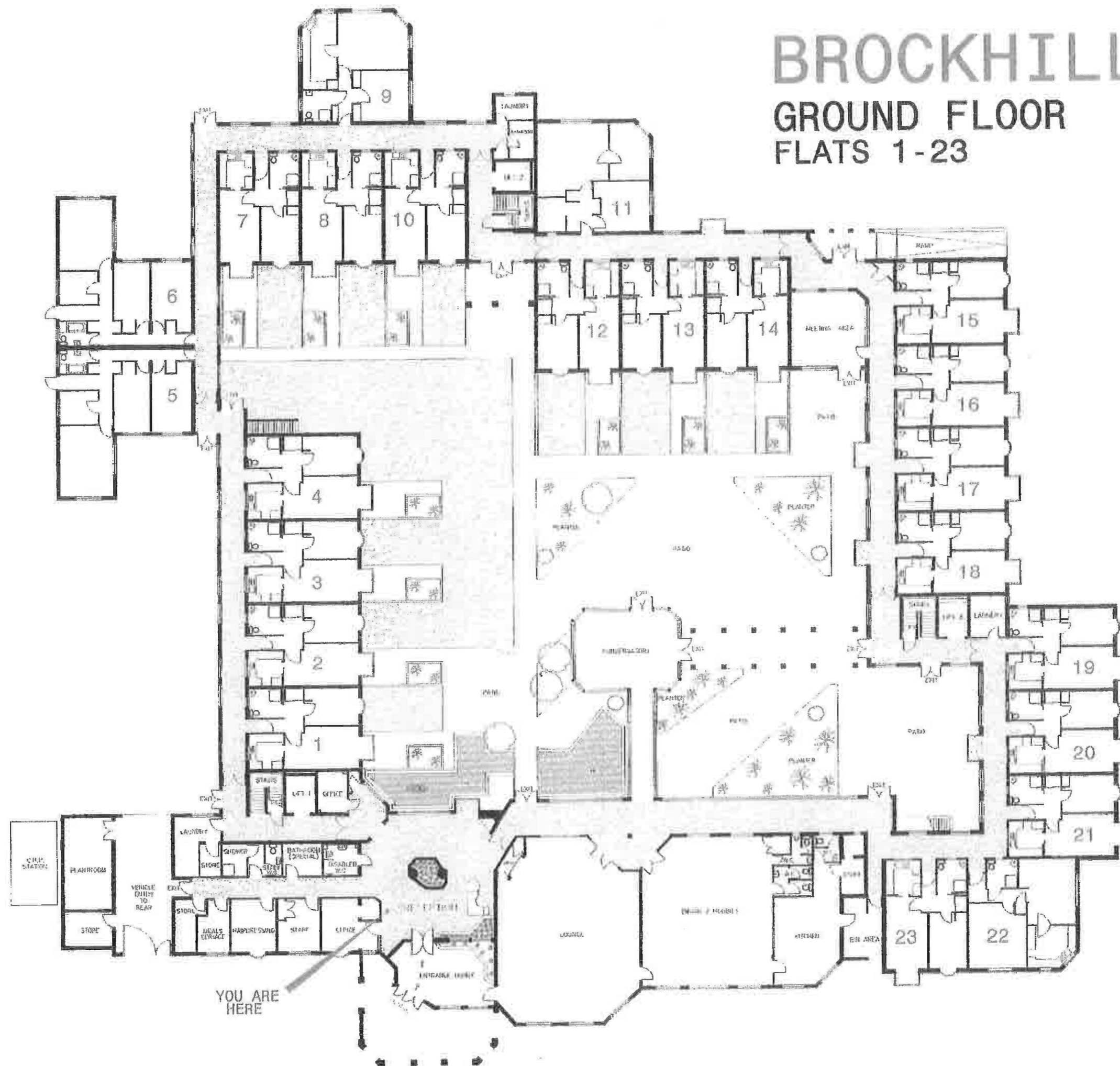
Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

# BROCKHILL

## GROUND FLOOR

### FLATS 1-23



# BROCKHILL

## FIRST FLOOR

### FLATS 24-51

