FOR SALE



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

Brockhill Extra Care Home, 99 Clifton Way, Brockhill, Woking, GU21 3NE

Summary

Available Size	1.92 Acres
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	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.² (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

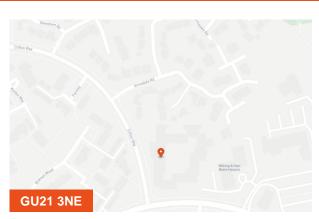
Unconditional offers invited for the freehold interest.

Viewings

Viewings strictly by appointment with the sole agents.

VAT

The property is not elected for VAT.





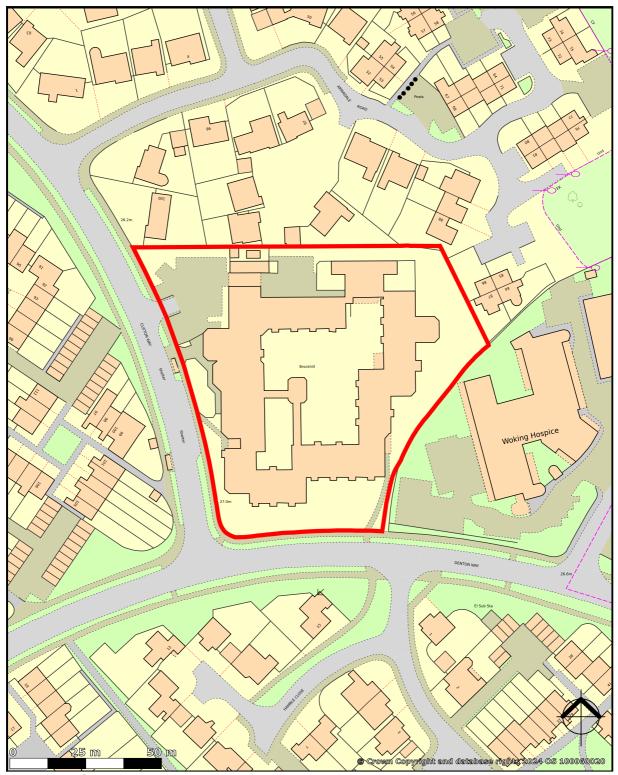


Viewing & Further Information

Jonathan Gilbert 020 7788 3817 | 07770 576918 jonathan.gilbert@htc.uk.com

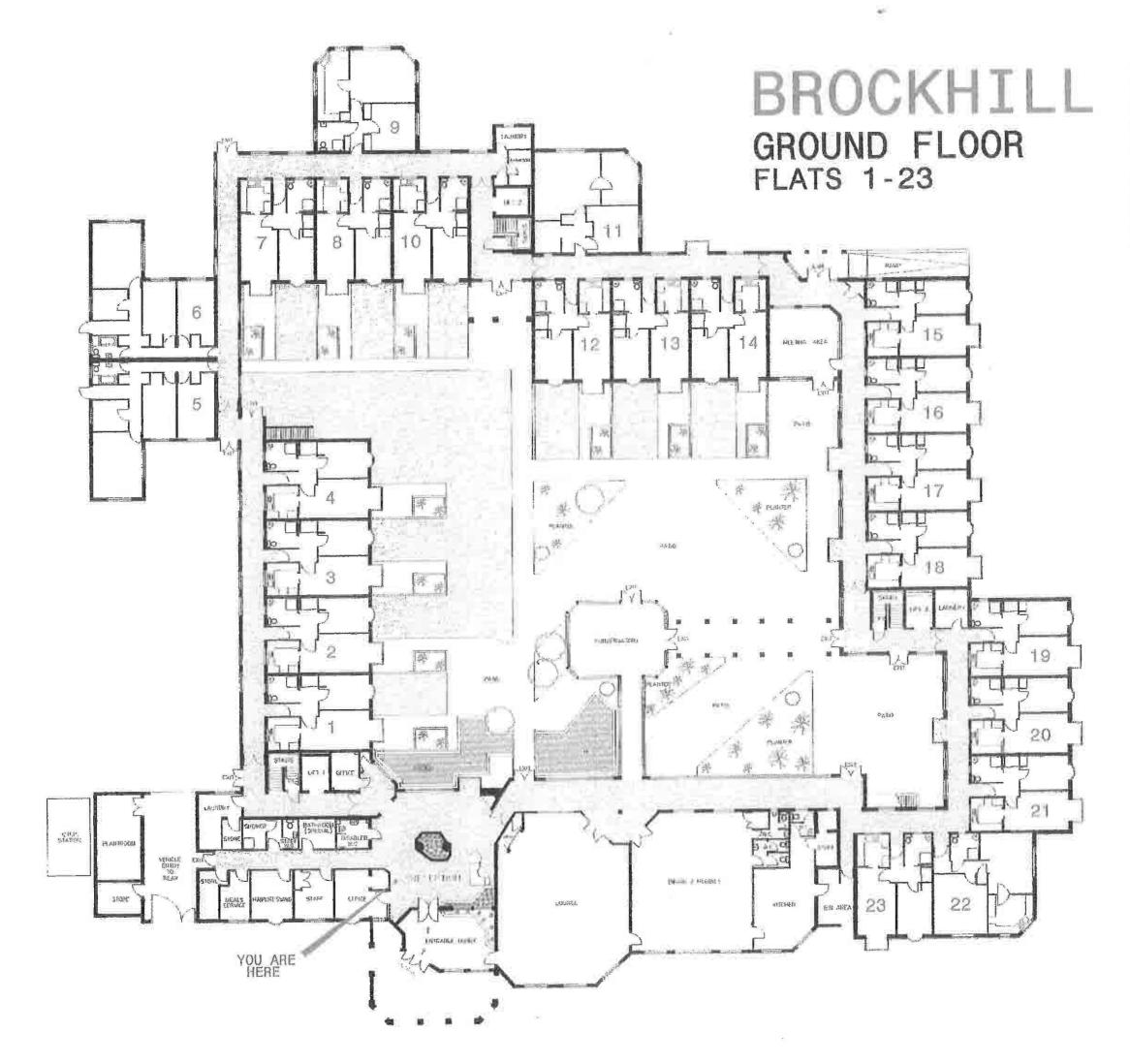
reament raylor cook torms a climited cabinity Partnership registered in England and wales OC 312 and is regulated by the RLCs. Hartment Paylor Cook LDF for themselves and for the vendor of ressor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract[] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness[] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property, or these particulars nor enter into any contract on behalf of the vendor or lessor[] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction[] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication They have not been tested and we give no warranty as to their condition or operation[] No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn[] Unless expressly stated any intended purchasers or lessees must stating themselves independently as to the intending purchasers or lessees must statisfy themselves independently as to the intending purchasers or lessees in inspecting properties that have been sold or withdrawn[] Unless expressly stated any intended purchasers or lessees must statisfy themselves independently as to the intending purchasers or lessees in inspecting properti





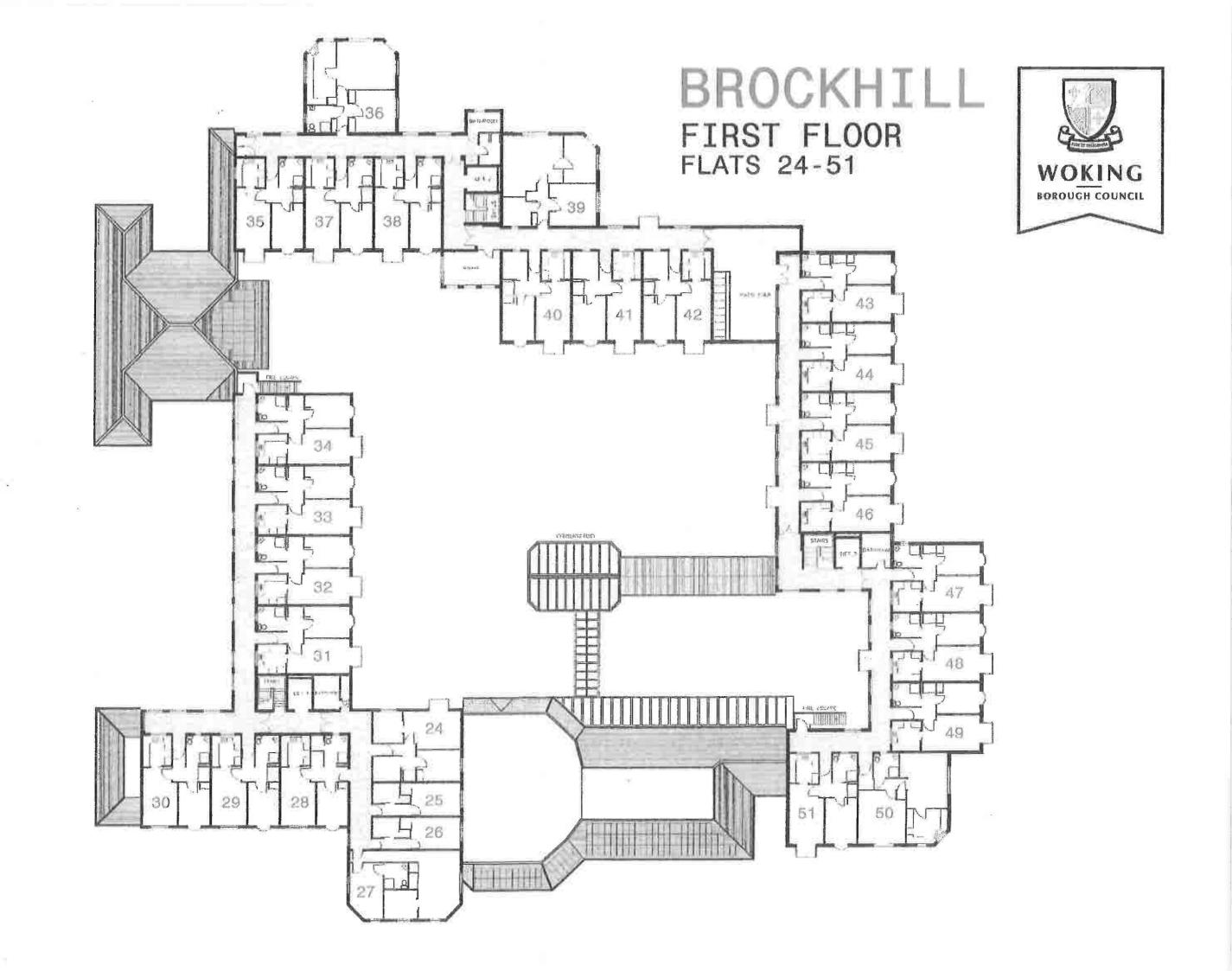
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Plotted Scale - 1:1,250



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