



- Derelict building which is suitable for a number of uses
- Previous Planning Permission for a care home

An interesting opportunity to acquire an attractive but derelict building which is suitable for a number of uses. The site previously had the benefit of Planning Permission for a care home with includes six self-contained apartments and additional communal and office space but similar buildings on the site have been developed to create 8 self-contained apartments. There is an additional outbuilding which could be rebuilt for an additional residential unit. There is additional space for ample gardens and car parking. Note that the large vacant site next to the building is not included in the sale. The boundary on this side extends to 1m from the building. Planning ref: 15F/303

**Situated** In the recently redeveloped 'Clock Tower Park' site off Longmoor Lane. There is a comprehensive selection of shopping, schooling and public services within a 5 miles radius along with a mainline railway station and the M57 motorway just a mile away.

**Proposed Accommodation**  
The building offers the opportunity for many different

uses over two floors. The total floor area of the main building extends to approximately 4400 square foot. Other similar buildings have been able to extend further at the rear. There is a separate outbuilding joining the boundary of 17 New Hall and other similar outbuildings have been used as a self-contained residential dwelling.



**Outside** There is room for onsite parking and front and rear gardens. The boundary to the front and rear is marked by a brick wall as is the boundary with 17 New Hall.

