



FOR SALE • CHALKDOWN HOUSE AND DEVELOPMENT LAND

HINDLE WAY DORCAN SWINDON WILTSHIRE SN3 3RT

An opportunity to purchase a purpose built specialist care facility designed to a high specification with adjoining development land of c. 1.50 acres (c. 1.15 acres developable)



CHALKDOWN HOUSE

Chalkdown House was an independent hospital for the rehabilitation and treatment of people with an acquired brain injury which opened in May 2013. It is a large, single storey building extending to approximately 2,020 sq m, and is built around two secure courtyard gardens. The building is constructed with brick and part rendered elevations and powder coated aluminium windows.

Chalkdown House sits on a site of c. 2.3 acres, with open boundaries to the access road; timber fenced and gated service yard and gardens to the north and west. It has 27 car parking spaces to the front with additional staff parking possible in the service yard. It was originally registered with the Care Quality Commission as an independent hospital for up to 20 adults.

Prior to closure it was registered as a care home, being a specialist neuro-behavioural rehabilitation service for people with non-progressive acquired brain injury.



Accommodation

Chalkdown House is a flexible and generously designed independent hospital including the following facilities:

Residential Unit

- 18 single bedrooms [18.2 to 20.3 sq m] plus ensuite wet rooms [4.9 to 6.3 sq m]
- 2 self-contained one bedroom flats [41.4 sq m]
- Occupational therapy kitchen, laundry and IT Suite
- Physiotherapy room
- Lounges, dining rooms, quiet rooms
- Assisted bathroom, sluice, wheelchair charging store
- Commercial kitchen and food store
- Floor to ceiling heights are 2.66m
- Underfloor heating
- Sprinkler system
- Partial anti-ligature fittings in bedrooms.

Ancillary Facilities

- Entrance foyer and reception
- Self-contained office suite including conference and training rooms
- Numerous administrative offices
- Staff room with WCs and showers
- Commercial laundry
- Air conditioned drug dispensing room
- Plant room



DEVELOPMENT LAND



The development land is a self-contained and independently accessed, cleared development plot, extending to approximately 1.50 acres. The developable area is c 1.15 acres allowing for the exclusion of a green corridor. The land may be sold with Chalkdown House or separately. Planning permission was granted on 29 October 2015 for development of new C2 healthcare facilities comprising a 2 storey 10 bed ABI unit; two 4 bed residential transitional units; and a 5 bed challenging behaviour unit. The gross internal floor area of the proposed development is c. 2,111 sq m. This planning permission has now lapsed, albeit the planning framework remains similar. The site has potential, subject to planning permission, for a range of specialist care, supported living, care home, extra care or business uses.

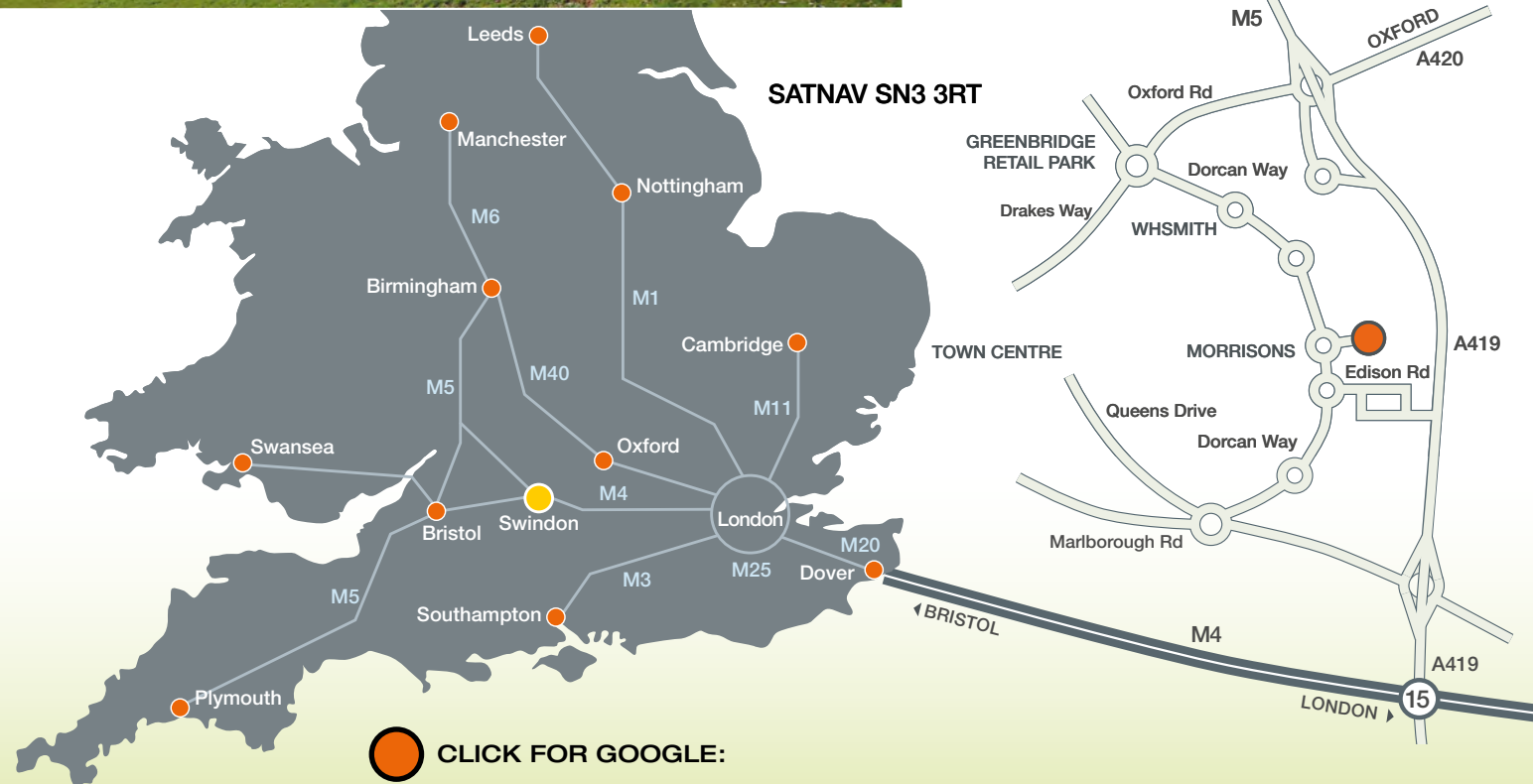


LOCATION



Chalkdown House is located on a business park setting but in close proximity to a Morrisons Supermarket and a large housing estate to the west. Good road connections make a wide catchment area for the facility. The property is 2.6 miles from Junction 15 of the M4 motorway, via A419.

Swindon town centre and railway station is within 3.5 miles to the west. Greenbridge Retail and Leisure Park, including cinema and restaurants, is within 2 miles. The main Great Western NHS Hospital is 2.3 miles south.





Tenure

Chalkdown House and the development are held freehold. The freeholders contribute to the Edison Park Estate Service Charge.

Energy Performance Rating

B(40)

Terms

We are seeking unconditional offers for the freehold interests by way of an informal tender. Offers are sought in excess of £3.5 million for Chalkdown House and the adjoining development site. Consideration will be given to selling the two elements separately.

VAT

We are advised that VAT will not be applicable.

Data Room

There is a data room which contains the following information:

- Original health and safety files and O & M manuals
- Copies of ground conditions surveys
- Copies of maintenance agreements
- Gas safety certificates
- Copy of energy performance certificate
- Legal pack including Land Registry Title, Estate Management Agreements and Estate Service Charge budget



Contacts

The properties are offered for sale by the joint agents:

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Inspections of Chalkdown House are strictly by prior appointment with the joint agents.

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