



DOBSON  
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TO  
LET

Childrens Care Home (C2 use)  
21 Station Road,  
Studley  
B80 7HR

ENQUIRE TODAY  
01789 298 006  
[WWW.DOBSON-GREY.CO.UK](http://WWW.DOBSON-GREY.CO.UK)

TO LET | £72,000 per annum

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## OVERVIEW

### 21 Station Road, Studley B80 7HR

- Planning for Children's Residential Care Home (25/01865/FUL)
- Existing accommodation comprises two storey building with annex.
- Located close to the centre of Studley
- Within close proximity to a wide range of amenities
- Site area: approximately 0.083 hectares (0.204 acres)

## DESCRIPTION

The property comprises a fairly level, rectangular shaped parcel of land that extends to an area of 0.083 hectares (0.204 acres). The property features a detached two storey building of traditional masonry construction with cavity walls faced with red bricks beneath a pitched and hipped roof. The building also features a single storey element to the west elevation which was originally the garage serving the main building. The single storey element is of traditional masonry construction with a flat roof and cavity walls faced with red bricks.

The internal accommodation to the ground floor comprises an entrance hallway, open plan reception area, two rooms and further storage / office accommodation. The annex comprises a series of smaller rooms and utility room. The first floor is accessed via a timber staircase from the reception area. The landing to the first floor leads to four similar sized rooms and shared bathroom.

The external areas comprise a large tarmac driveway to the front of the property accessed from Station Road and a spacious garden to the rear which features a large block paving area and a lean to structure currently used as a dog-run. The remaining garden area is laid to lawn. The boundaries to both the front and the rear feature established borders. The western boundary also features a further driveway that is accessed via Archer Close.

## LOCATION

The property is located in the village of Studley, Warwickshire. Redditch town centre is located approximately 5 miles northwest of the Subject Property. Nearby destinations include Alcester, which is located 4.9 miles south from the Subject Property, Henley in Arden, which is located 7.2 miles east and Bromsgrove which is located 10 miles northwest.

Studley is well provided for local amenities including local supermarkets (Co-op and Aldi), several public houses and cafes along with a range of other operators and service providers including a florist, dentist and a pizza takeaway. The Kingfisher Shopping Centre is also located only 4.7 miles northwest.

To the east of the property is Studley Recreation Ground, a large grassland area with community facilities including a skate park, childrens play area and public benches. To the northeast, 0.2 miles away is the Studley Sports and Social Club which hosts a range of activities including Tennis, Football and Bowls.

The property is accessed from Station Road which is an adopted highway. The property is a short drive from the train station 4.1 miles northwest (Redditch Station, Unicorn Hill) and is circa 150 metres west from the nearest bus stop (Crooks Lane) which offers regular services into Redditch town centre. The property is also located 0.1 miles east of Highfield Road bus stop which offers services to Stratford upon Avon, stopping at multiple small towns and villages along the way.

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## Accommodation

The internal accommodation to the main building and the single storey former garage measures approximately 181 sq m (1,952 sq ft)\* on an IPMS3 basis.

## Planning

The property benefits from planning for change of use from a Veterinary Practice (Use Class E) to Children's Home (Use Class 2) (Planning Reference 25/01865/FUL. The proposal would provide nurturing accommodation for up to three children / young people at any one time. There will be a registered manager with adequate staff / support, typically 3 to 7 carers on shift during the day, 2 carers sleeping in with a waking night carer(s) ensuring adequate support through the night. Subject to refurbishment, the ground floor will comprise of a living room, dining room, office, bathroom, kitchen and staff bedroom. The first floor comprises of three bedrooms for children, bathroom and two bedrooms for staff. We would recommend interested parties make their own enquiries with Stratford-upon-Avon District Council regarding the suitability of the site for redevelopment for alternative uses. Dobson Grey Planning Team may support enquiries regarding variation to the existing planning permission. A total of 8 vehicle parking spaces are indicated on the site layout which may be found in the Data Room.

## Rights of Way

The Property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

## Council Tax

All parties should make their own enquiries regarding Council Tax charges.

## Services

We understand from the Landlord that full services are available to the property. Interested parties should make their own enquiries.

## EPC

The Energy Performance Certificate (EPC) for the property is rated at C 58. A copy of the EPC is available via the Data Room.

## Community Infrastructure Levy

Stratford-upon-Avon District Council currently charge Community Infrastructure Levy. Interested developers should make their own enquiries in this regard. No new floor space is created under application 25/01865/FUL it falls within the existing space.

## Tenure

Leasehold offers are invited for a 10 year + for a full repairing and insuring lease with a 5 yearly reviews geared to CPI at a passing rent of £72,000 per annum subject to contract. A copy of the lease is available on request. Alternatively freehold offers are invited in the region of £750,000.

## Data Room

All pertinent information relating to the property is available via the Data Room. Access to which can be requested directly from Dobson Grey.

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# HOW TO FIND THE SITE

Driving north on the Alcester Road (A435), continue through Studley village centre. At the roundabout, take the first exit onto the High Street (B4092) and continue on this road for approximately 0.4 miles before turning right into the entrance to the site. There is ample parking provided at the property.

what.3.words - ///fuels.exam.zebra

## VIEWINGS

All viewings to be strictly by prior appointment and accompanied, please contact:

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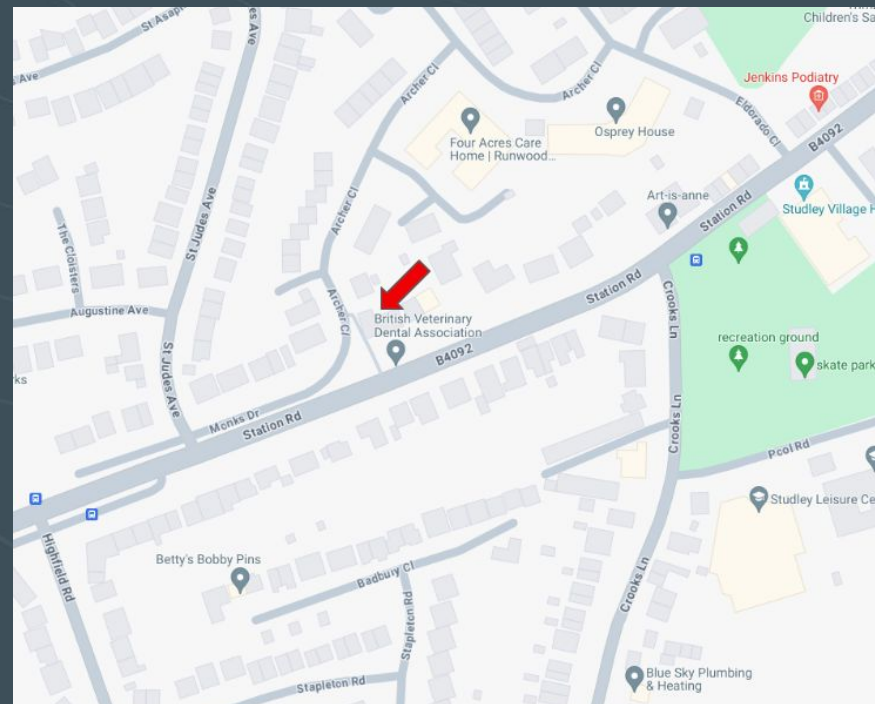
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5. The vendor reserves the right not to accept the highest, or any offer made.
6. Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson Grey Ltd and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs). <https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>

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