

Hemmingwell Lodge, 121 Nest Farm Road Wellingborough, Northamptonshire NN8 4TU

lot 39

Freehold Former Medical Centre/Nursing Home with Potential

- Former 40-bedroom residential nursing home
- Predominantly residential area
- 1,496.52 sq m (16,109 sq ft) approximately
- Currently occupied as Abbey Medical Centre

Full Vacant Possession upon completion



On behalf of
Northamptonshire
County Council



Location

Miles: 10 miles north-east of Northampton
18 miles north of Bedford
41 miles west of Cambridge
Roads: M1, A45, A1(M)
Rail: Wellingborough Rail Station
Air: Luton Airport

Situation

The property is situated approximately one mile from Wellingborough town centre in a predominantly residential area, close to a local shopping precinct and pre-school facility.

Description

The property comprises a three storey purpose built care home dating back to circa 1973. There is lift and stair access to the upper floors and parking for 25 cars. Overall site area is approximately 0.34 hectares (0.85 acres). The property is currently occupied on a short term basis by a large GP practice due to expire 31st November 2011.

Planning

The property falls within an overall residential zoning objective. The property could be used as existing or may be suitable for residential redevelopment, subject to the necessary consents.

Wellingborough Borough Council
Borough Council of Wellingborough, Swanspool House,
Doddington Road, Wellingborough, NN8 1BP. Tel: 01933 229777
Email: buildingcontrol@wellingborough.gov.uk

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office Premises	563.94 sq m	(6,070 sq ft)	VACANT POSSESSION
First	Office and Former Bedrooms	457.61 sq m	(4,926 sq ft)	
Second	Office and Former Bedrooms	474.97 sq m	(5,113 sq ft)	
Totals		1,496.52 sq m	(16,109 sq ft)	

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk

Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

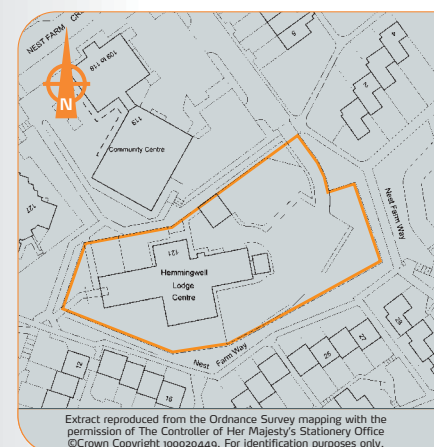
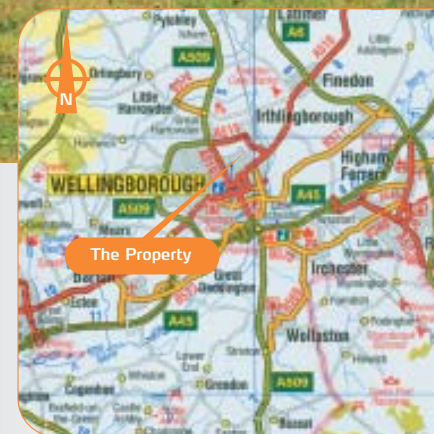
Associate Auctioneers:

Jones Lang LaSalle
45 Church Street, Birmingham
B3 2RT.
Tel: +44 (0)121 634 6556.
Email: gary.watson@eu.jll.com
Ref: Gary Watson.



Solicitors:

LGSS Solicitors
Northamptonshire County Council, PO Box 104,
County Hall, Northampton NN1 1AW.
Tel: +44 (0)1604 236952.
Email: dbisatt@northamptonshire.gov.uk
Ref: Duncan Bisatt.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.