



COMMERCIAL PROPERTY FOR SALE IN LEAMINGTON SPA

Guide Price **£5,750,000**



REF: 3488215

PROPERTY FEATURES

- Private gated estate in 7.5 acres
- Prime location in the Midlands
- Over 25,000 sq. ft of buildings (22,330 sq. ft vacant)
- Huge residential & commercial opportunities
- Superb headquarters or healthcare potential
- Excellent hotel, hospitality, or Wedding venue possibilities
- Stunning gardens and parkland
- Attractive redevelopment opportunities
- Over 100 parking spaces
- Fantastic transport connections and local amenities

An extremely rare opportunity to acquire an exceptional securely gated private Estate located in Blackdown, the most desirable Hamlet to the North of Royal Leamington Spa town centre, which is one of the most sought-after towns in the Midlands and Country. Set within approximately 7.5 acres of parkland and woodland, this superb estate offers a beautifully refurbished chain-free Victorian Manor House (not listed) offering over 7,700 sq. ft. of living space, a vacant high-specification office building offering approximately 14,000 sq. ft, a vacant detached three bedroom lodge and another Lodge offering 2,670 sq. ft of office space let at £51,000PA rising on a lease with an unexpired term of four years. The opportunities are endless, from creating one of the largest private residences in the area, headquarters site, luxury real estate redevelopment, and many other commercial possibilities, including hospitality, healthcare, hotels etc.

Kenilworth Road, Blackdown is a highly sought-after area of north Leamington Spa within walking distance or a short drive from the town centre. Renowned for its Victorian-painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The river Leam runs

through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live transport links are excellent with the station about a 20-minute walk and the M40 just ten minutes away.

Services, Utilities & Property Information

Utilities – The estate is connected to mains gas, electricity, and water. There is a private drainage sewage treatment plant system. The central heating and hot water in The Manor House is oil fired.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - FTTC Superfast Fibre Broadband connection available - we advise you to check with your provider.

Tenure: Freehold | Council Tax band: H | EPC Rating: E & D & D

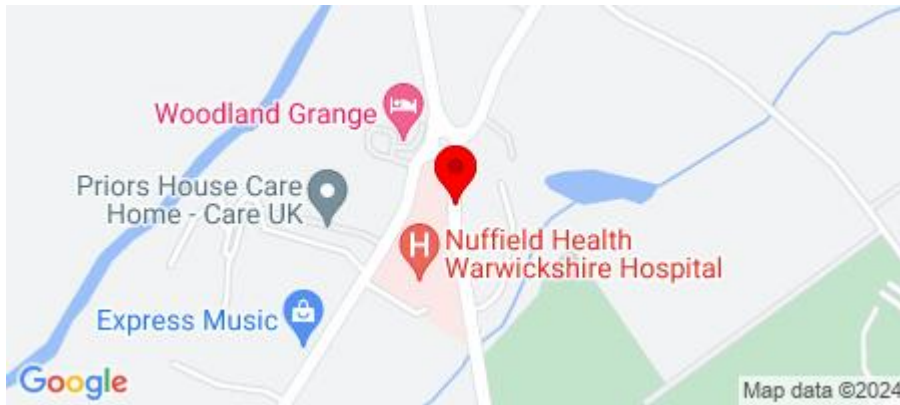
Business rates apply.

Local Authority - Warwick District Council

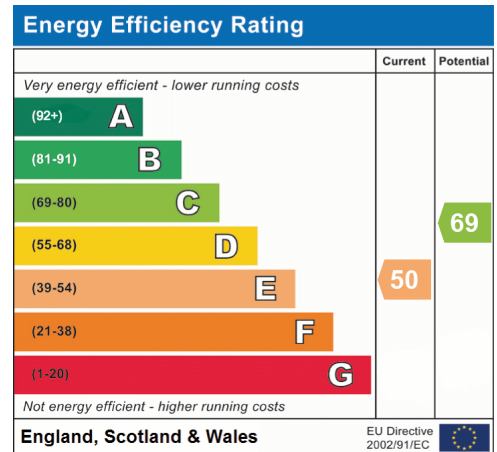
For more information or to arrange a viewing, contact James Pratt at Fine & Country Leamington Spa.

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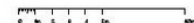
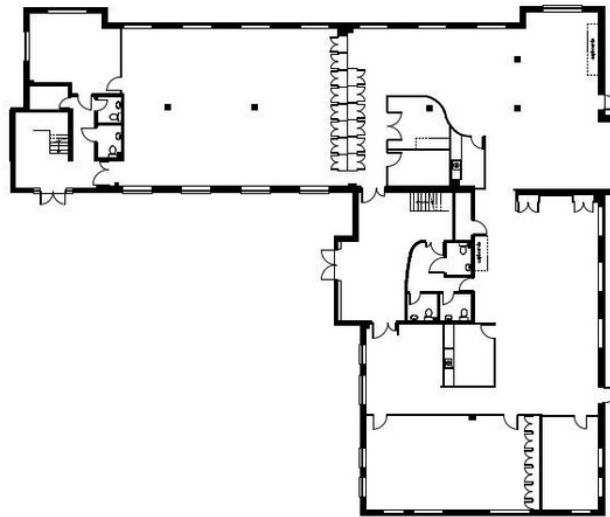
LOCATION




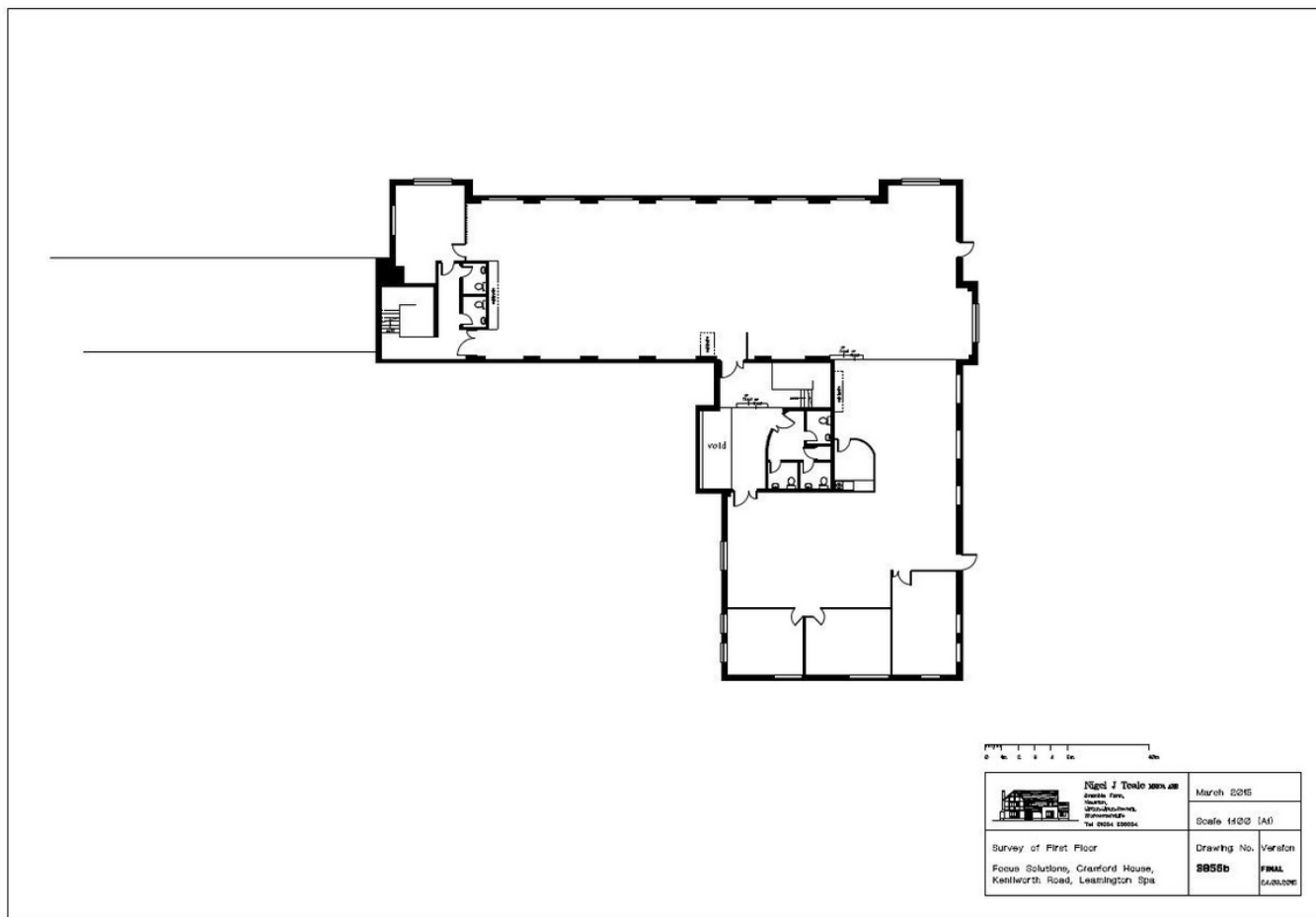
EPC



FLOORPLANS

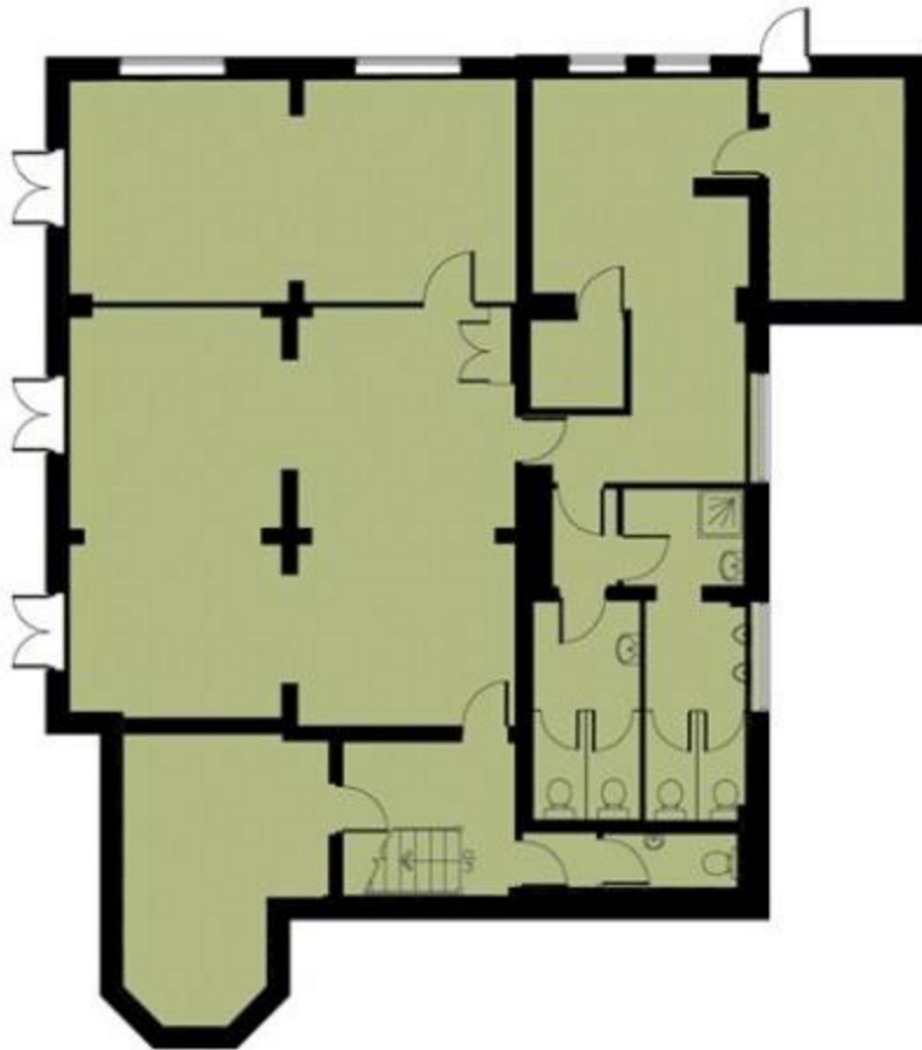


 <p>Nigel J Toole ARCHITECT 2000-0100 11 DORMER PLACE LEAMINGTON SPA WARWICKSHIRE CV32 5AA</p>	March 2015
	Scale 1:50 (A4)
Survey of Ground Floor	Drawing No. Version
Focus Solutions, Cranford House, Kenilworth Road, Leamington Spa	8856a FINAL 24.03.2015





SOUTH LODGE
GROUND FLOOR

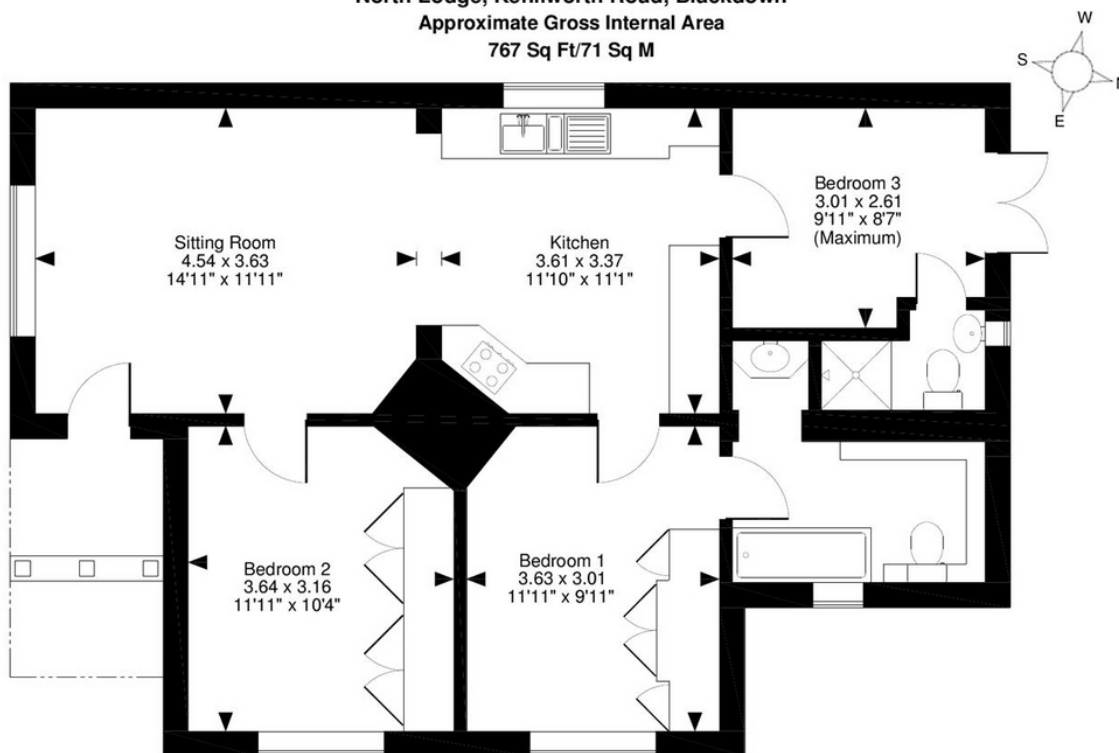


SOUTH LODGE
LOWER GROUND FLOOR

North Lodge, Kenilworth Road, Blackdown

Approximate Gross Internal Area

767 Sq Ft/71 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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