

John German

REF: 2213

Chartered Surveyors
"GLENTWORTH HOUSE",

MORDA ROAD,

OSWESTRY, SHROPSHIRE.

An Outstanding Development Opportunity to Acquire a Substantial Victorian Detached Residence with Planning for Elderly Persons Home/Offices Plus Residential Site for 3 Dwellings and 2 Conversions. Total Area 1.88 Acres Approximately.



PRICE: OFFERS IN THE REGION OF £250,000

SUMMARY: Entrance Hallway, 7 Reception Rooms, Linen Store, Kitchen, Larder, Ladies' Cloakroom, 3 Bathrooms, Separate WC, 11 Bedrooms. Brick Garage. Generator Building. Manager's House. Total Useable Floor Area Approximately 4,100 Sq.Ft. Gardens. 2 Substantial Buildings For Conversion. Former Coach House. 3 Residential Plots. Mains Services. Central Heating. Freehold. Vacant Possession.

VIEWING: By prior appointment with the Shrewsbury Office of the Agents John German, Tel. (0743) 231661.

Residential

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Offices Ashby de la Zouch · Burton on Trent · Coalville · Eccleshall · Leicester · Loughborough · Shrewsbury · Stafford

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SITUATION

The premises are situated on Morda Road, about a quarter of a mile from the centre of the busy town of Oswestry with good connecting road links to Shrewsbury, Wrexham and Chester via a very efficient road network.

The property is therefore ideal for a prestige office development with residential development around, which will further enhance the attractiveness of the whole premises.

The premises were formerly used by the Shropshire County Council as an Elderly Persons Home and this use could easily be re-established.

The grounds benefit from outline planning approval for development of three building plots and conversion of the outbuildings into residential accommodation.

ACCOMMODATION

Built of brick under slated roof, the spacious Victorian house comprises the following accommodation, as shown on the attached floor plan.

GROUND FLOOR

Two tall part glazed door open into the:-

MAIN ENTRANCE HALL having a mosaic tiled floor and swing door to the Rear Landing into the Rear Hallway.

RECEPTION ROOM 1 (21' x 19'8") having a large bay window and side windows. Ornate marble fireplace and very impressive moulded cornices and ceiling work.

RECEPTION ROOM 2 (18'6" x 13'8") having two side windows and a main front window. Access into:-

RECEPTION ROOM 3 (14'4" x 12'6") having access out on to the Rear Hallway.

RECEPTION ROOM 4 (15'8" x 10'8")

RECEPTION ROOM 5 (22'6" x 16' plus 4'4" into bay window) having large bay window with twin glazed doors leading down through steps in to the garden.

RECEPTION ROOM 6 (23'6" x 16'3") with two windows, both facing into the courtyard.

LINEN STORE off.

LOBBY giving access to the courtyard and:-

KITCHEN (18'6" x 12'6") currently fitted with a range of commercial stainless steel cooking facilities and units.

LARDER (14' x 7')

RECEPTION ROOM 7 (16' x 12')

BATHROOM having a panelled bath, low level flush WC and wash hand basin.

LADIES' CLOAKROOM having two WCs in individual cubicles.

Access is gained from the rear courtyard into a FUEL STORE, GENERAL STORE and LAUNDRY ROOM.

From the Front Hallway, the main stairs rise to the First Floor Landing; also a second staircase ascends from the Main Hallway.

FIRST FLOOR

BEDROOM 1 (21'6" max. x 14'6") having dual aspect to the front and side elevations.

BEDROOM 2 (16' x 13'6")

BATHROOM 1 having a panelled bath, low level flush WC and wash hand basin.

BEDROOM 3 (17' x 13') having access onto the Rear Landing.

BEDROOM 4 (12'6" x 7'6")

BEDROOM 5 (12'6" x 7')

BEDROOM 6 (12'6" x 7')

BEDROOM 7 (16'3" x 12'3")

BEDROOM 8 (15'10" x 10'6")

BEDROOM 9 (17' x 12')

BEDROOM 10 (13'5" x 10') giving access into:-

BEDROOM 11 (10' x 8'10")

BATHROOM 2 having a panelled bath, low flush WC and wash hand basin.

SEPARATE WC

From both sides of the Rear Landing, double doors open on to a metal walkway bridge with safe steps down into the courtyard as a fire escape.

There is a useable floor area of approximately 4,100 sq.ft..

OUTSIDE

From the gravelled driveway, access is gained to:-

SIDE BRICK GARAGE with double wooden doors.

GENERATOR BUILDING (23' x 19'3") with vented louvre doors, set in two floors.

The site has Two substantial brick built buildings for conversion, one already used as:-

MANAGER'S HOUSE (overall dimension 31' x 11'7") on two floors built of brick beneath a pitched tile roof.

The former brick built detached COACH HOUSE measures 58' x 19' and would convert into a most attractive house.

The garden and grounds to the house are now somewhat overgrown, but it is considered these could soon be put back into their original splendour. A Tree Preservation Order has been made by Oswestry Borough Council to protect the many fine trees within the garden, with the residential layout element of the site designed to accommodate this order.

There is outline approval for three residential plots capable of supporting three individual houses, the plots measuring 95' x 35', 95' x 40' and 55' x 60'. The site is level and should not be difficult to build upon, with mains services being available close to the site. It is considered that these sites can be developed with minimum detraction to the imposing setting of "Glentworth House".

SERVICES All mains services are connected to the property.

NOTE: The vendors have purchased an adjoining strip of land from the Police Authority to provide a required visibility splay to the road, and the purchaser will be required to erect a 6' larchlap fence along the south boundary and a 3'6" stone wall along the revised sight line boundary. A plan of this requirement is available for inspection at the Agents' offices.

PRICE: £250,000 REGION FREEHOLD

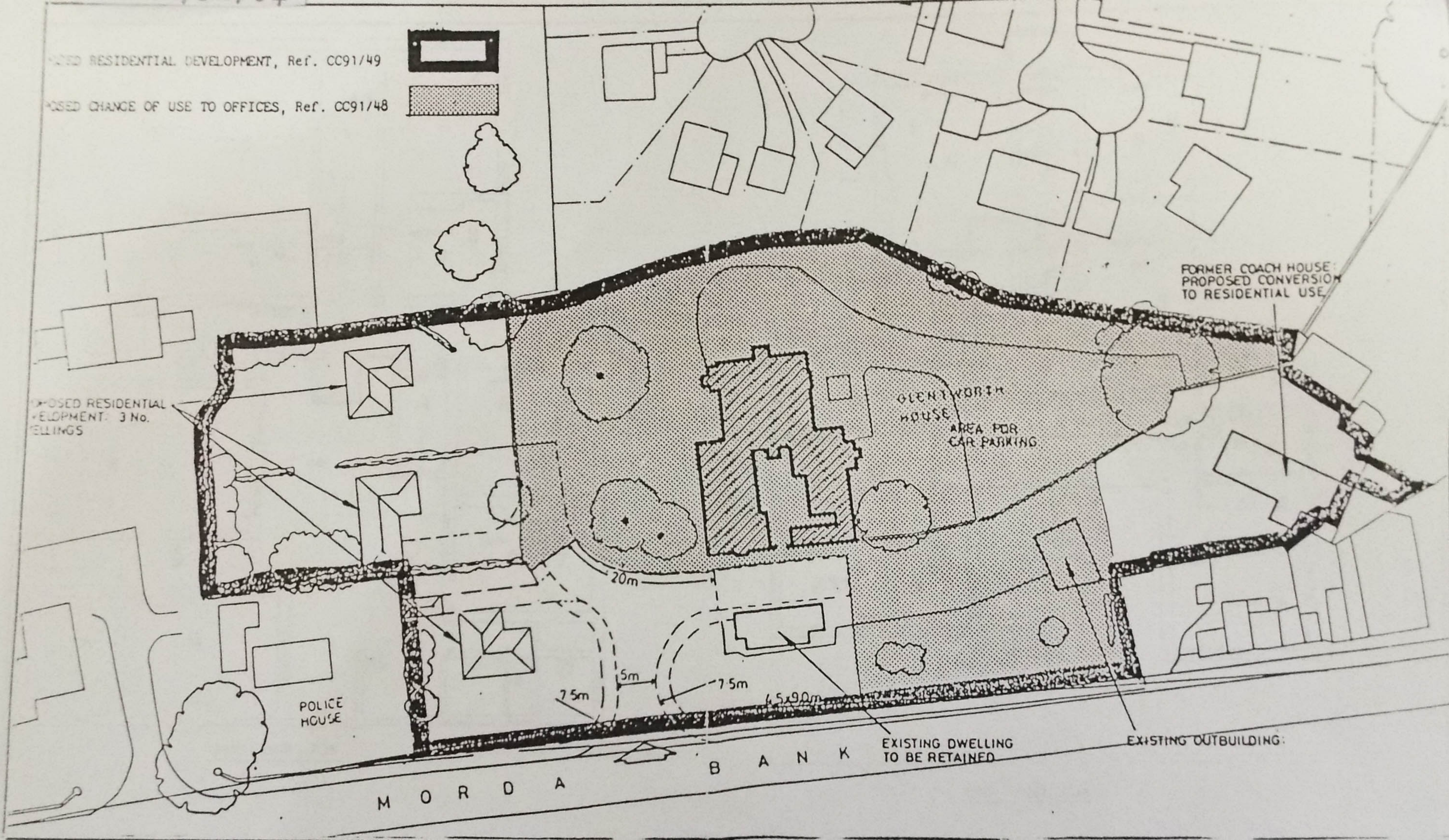
VACANT POSSESSION UPON COMPLETION

FIXTURES AND FITTINGS Only those items specifically mentioned in these sale particulars are included in the sale price, all others are excluded.

AGENTS NOTE John German would like to point out that all measurements set out in these sale particulars are approximate.

PROPOSED RESIDENTIAL DEVELOPMENT, Ref. CC91/49

PROPOSED CHANGE OF USE TO OFFICES, Ref. CC91/48



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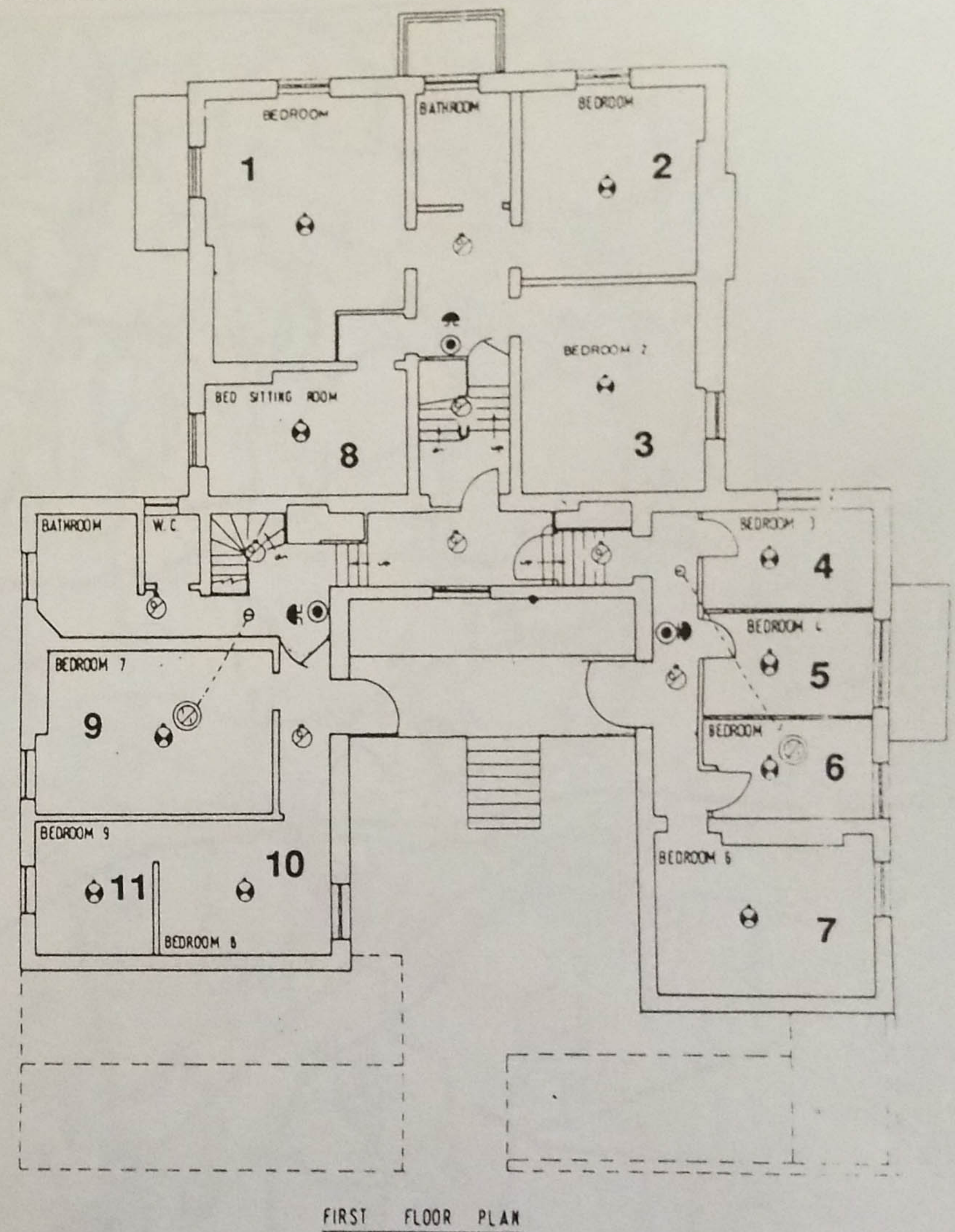
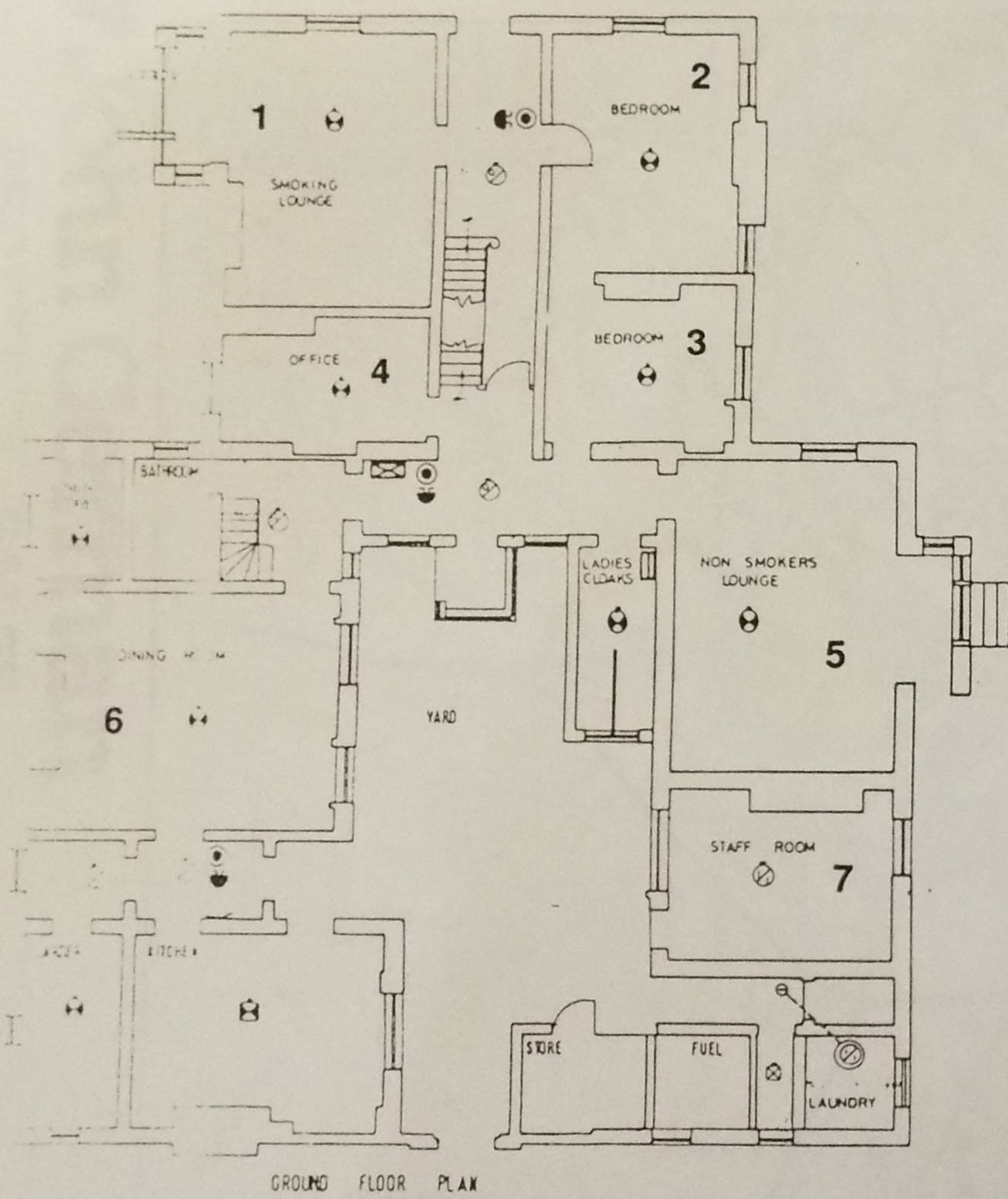
PROPERTY SALES

43 High Street, Shrewsbury

Tel: (0743) 231661

SCALE:

REPRODUCED FROM ORDNANCE SURVEY MAPS WITH THE
SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE



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