



**On the instructions of Gloucestershire County Council**



# Bohanam House, Gloucester

**Former 40 room Care Facility totalling circa 23,500 sq ft. Potential for a variety of uses subject to planning.**

## Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,538 (2021 Census). It is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.

This property lies adjacent to Armscroft Park and is situated fronting Barnwood Road with access provided from Armscroft Road with no vehicular access on to the Barnwood Road. The immediate area is predominantly residential with a wide range of commercial and retail properties provided within ½ mile on Eastern Avenue.

## Description

The property dates from around 1870 with later additions in the 1970's and is a purpose built 40-bed care facility set within an attractive landscaped site with mature gardens, trees and shrubs. It fronts the Barnwood Road, however the main entrance is situated to the rear with accesses provided at various points around the perimeter of the building.

The accommodation comprises a range of bedrooms (no ensembles), bathrooms, a range of day rooms, commercial kitchen, dining room, offices and ancillary space. A passenger lift is situated in the newest section.

The total site area extends to approximately 0.4 hectares (1 acre).

*The adjacent properties 6 and 8 Barnwood are not included with the sale.*

## Accommodation

Approximate gross internal areas

Ground Floor	970.13 sq m	(10,442 sq ft)
First Floor	882.54 sq m	(9,500 sq ft)
Second Floor	205.10 sq m	(2,208 sq ft)
Third Floor	24.83 sq m	(267 sq ft)
Basement	108.22 sq m	(1,165 sq ft)
<b>Total</b>	<b>2,190.82 sq m</b>	<b>(23,582 sq ft)</b>

## Planning

The property has been used as a care home which falls within Class C2 of the Use Classes Order 1987. Other uses falling within this category include hospitals, nursing homes, boarding schools, residential colleges and training centres.

The property is not Listed and doesn't lie in a Conservation Area.

## Council Tax

The property is listed within Band G for Council Tax purposes.

## Energy Performance Certificate

The property has an EPC Rating of C-52.





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## Terms

The property is offered freehold with vacant possession.

The access road shaded brown on the attached plan is not adopted and will be retained by Gloucestershire County Council; full access rights will be granted over it, and maintenance costs will be shared.

Consideration will be given to conditional and unconditional offers.

## Guide Price

£1,500,000.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party to bear their own costs incurred in the transaction.



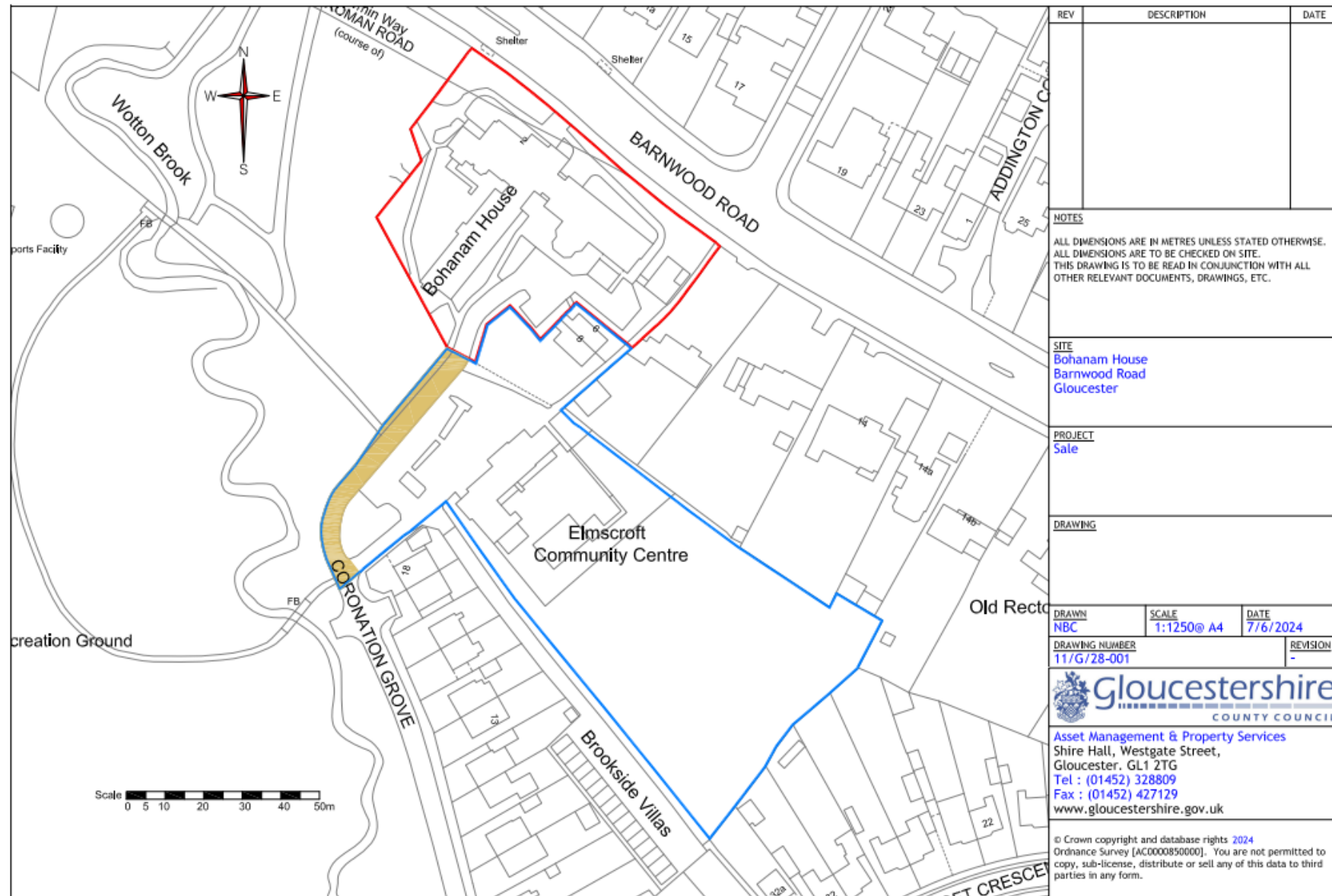


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Not to scale






# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

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**We are proposing to carry out set viewing days - please contact us for days and times.**

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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