

**For Sale**

**Townsend House, Court Farm Lane,  
Mitcheldean, Gloucestershire, GL17 0BD**

Closed 40 bed Care Home

1,330.41 sq m (14,320 sq ft)

0.437 hectares (1.08 acres)

- Accessed from the central area
- Substantial building with alternative use potential
- Residential redevelopment subject to planning

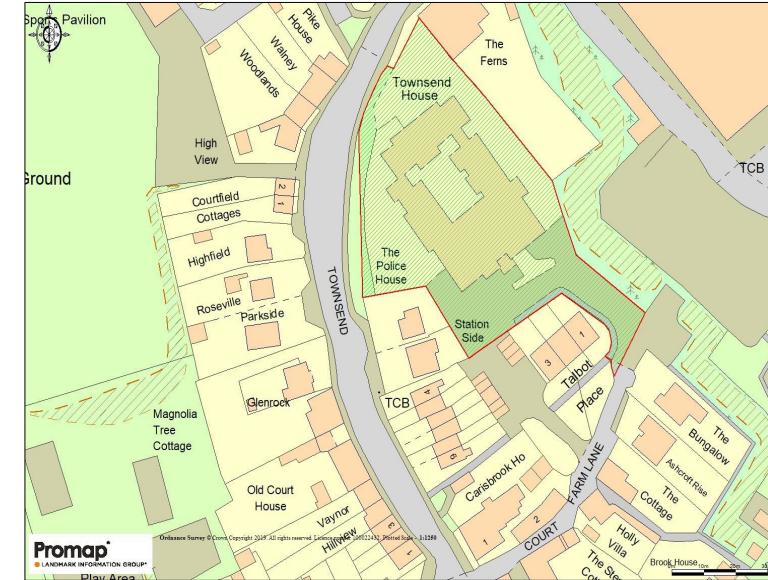


# Location

Mitcheldean is situated off the A4136 (Huntley/A40 to Coleford Road).

Townsend House is situated within the central area with frontage to Townsend. The vehicular access is off Court Farm Lane (adjacent to the Town Hall).

The property is within walking distance of the central area facilities which include library, GP surgery and local retail units. The property is also close to The Mews section of Vantage Point Business Village.



**Cinderford**



**4 miles**

**A48**



**7.5 miles**

**Coleford**



**8.5 miles**

**Gloucester**



**12 miles**

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# Accommodation

## Description

The property comprises a substantial single and part two storey purpose built 40 bed care home.

The building has brickwork elevations incorporating double glazed windows beneath flat roofs incorporating roof lights. There is a fully glazed roof section above the main lounge area.

The care home accommodation is arranged on ground and part first floor levels, served by an 8 person 630kg passenger lift. There is also a ground level garage/workshop and boiler room.

The internal areas generally have carpet and laminated floor coverings, plastered emulsion painted wall surfaces, metal panel radiators and plastered/suspended ceilings with fluorescent light fittings. In addition to the 40 beds there is a residents' lounge, dining room with commercial kitchen (fittings removed) and shared bathrooms.

The approximate site area is 0.437 hectares (1.08 acres).

Description	Sq ft	Sq m
Ground Floor	12,270	1,139.92
First Floor	2,050	190.49
<b>Total</b>	<b>14,320</b>	<b>1,330.41</b>

The above areas exclude the ground level garage and boiler room.

All measurements are approximate gross internal areas.

## Services

We understand that all mains services are available/connected to the property.

We confirm that we have not tested any service installations and the purchaser must satisfy themselves independently as to their state, condition and suitability.

In respect of any development proposals, interested parties should make their own enquiries of the relevant authorities regarding the services capacity.

# Planning | Rates | EPC | Terms

## Planning

The property is situated within the Settlement Boundary and has established C2 use (Residential Institutions). The Use Class covers the additional uses of hospitals, boarding schools, residential colleges and training centres.

The property could also have alternative use or residential redevelopment potential, subject to planning.

Further enquiries regarding the planning potential should be directed to the Local Planning Authority, Forest of Dean District Council (01594 810 000).

## Council Tax & Business Rates

The property is subject to an existing Council Tax Assessment under Band G.

A change of use will require reassessment for Council Tax or Business Rates purposes. Interested parties should make their own enquiries to the Local Billing Authority, Forest of Dean District Council.

## Energy Performance Certificate

The Energy Performance Certificate rating is 62-C and is valid until 30 June 2029. A copy of the full Certificate and Recommendation Report can be provided on request.

## Information Pack

Information including the Land Registry title and reduced floor plans can be made available via Share Point or in pdf format.

## Guide Price

£500,000 (subject to contract).

Unconditional and subject to planning offers will be invited. The Best and Final offers date will be confirmed during the marketing period.

## Terms

Sale of the freehold interest with vacant possession on completion.

## Legal Costs

Each party is to be responsible for their own legal costs.

The purchaser will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following receipt of the contract.

## VAT

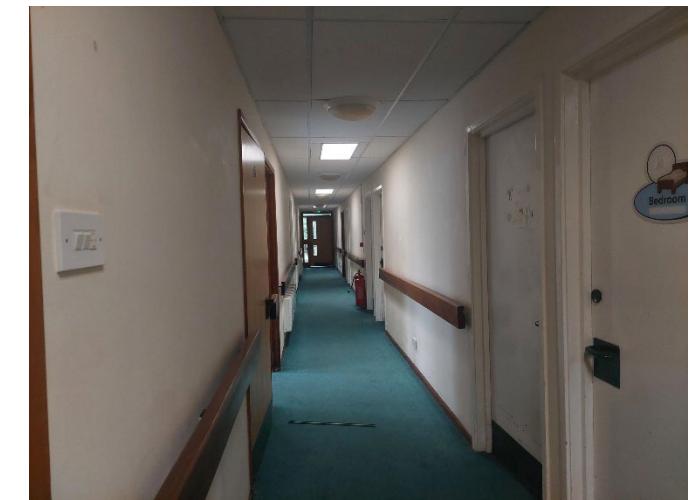
VAT will not be charged on the sale price.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**alder king**

PROPERTY CONSULTANTS



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** PJP/SVM/101125  
**Date:** April 2025  
**Subject to Contract**



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## Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.