

# HALSTEAD LODGE, HEDINGHAM ROAD HALSTEAD, ESSEX CO9 2AE



GERALDEVE

**SUITABLE FOR REDEVELOPMENT  
OR CONTINUED CARE USE**  
(subject to non-compete provisions)



## Amenities

- **purpose built nursing home registered for 30**
- **all bedrooms single occupancy, two with ensuite facilities**
- **adjoins Halstead Hospital**
- **potential for specialist care, residential, supported living, retirement and other uses, subject to necessary consents**
- **site 0.61 acre (0.25ha)**

## Description and Background

A former registered care home owned by Care UK. The operator has relocated the business to a new facility within the town and accordingly, the property is now surplus to requirements.



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### Location and Situation

The property is located approximately 0.25 mile to the north west of the centre of Halstead. The town centre comprises a wide range of local retail facilities including banks, convenience stores and a supermarket. Located to the north and east is an area of farmland, to the south a flatted retirement scheme and park and to the east Halstead Hospital operated by Central Essex Community Services.

### Existing (C2) Use Potential

The property would lend itself to a variety of care or supported living uses and offers the potential to reconfigure the accommodation to enhance the care provision subject to any necessary consents.

Any care use would be subject to a non compete clause with Care UK's new 70 bed care facility and day centre in Halstead. This provides residential, nursing and dementia services for the elderly. The purchaser will not be permitted to use the name 'Halstead Lodge'.

### Alternative Use Potential

The property would be suitable for redevelopment/conversion for residential, retirement or other uses subject to any necessary consents.

### Planning

The property is located within the settlement boundary of Halstead outside the conservation area. Under the current proposals map the land is zoned 'white'. There are no explicit policies for the retention of the care use and with the re-provision of the home in Halstead, we consider that there is a good prospect of planning for a range of possible alternative uses. We would recommend that enquires are made with Braintree District Council, as to site's full potential. (Tel. 01376 552525).

### Areas

We estimate that the total gross internal floor area of the building is approximately: 11,428 sq ft (1,061.6 sq m). The site extends to approximately 0.61 acre (0.25ha).

### Existing Accommodation

The property is arranged over two storeys with 11 bedrooms, assisted bathroom, assisted shower room, communal facilities and back of house functions on the ground floor. On the first floor there are 17 bedrooms, assisted bathroom, assisted shower room, communal facilities, and staff facilities.

Two of the first floor bedrooms have ensuite shower, wc and hand basin.

The minimum sized bedroom, excluding any ensuite facilities, is approximately 11.81 sq m.

Assuming an effective occupancy of 28, the home provides for approximately 4.34 sq m of communal space per person.

Externally there is well maintained garden to the rear of the property with full wheelchair access. To the front of the property there is a parking area for approximately 15 cars.

### Previous Registration

The property was registered by the Care Quality Commission as a care home with nursing for 30 adults.

### Tenure

The property is being offered freehold.

### Viewing

By appointment through sole agents, Gerald Eve.

### James Murray

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### Conditions under which these particulars are issued

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