

HOLLINS CARE CENTRE

THE HOLLINS, CIMLA, NEATH, SA11 3BQ

**HUNT &
THORNE**
CHARTERED SURVEYORS



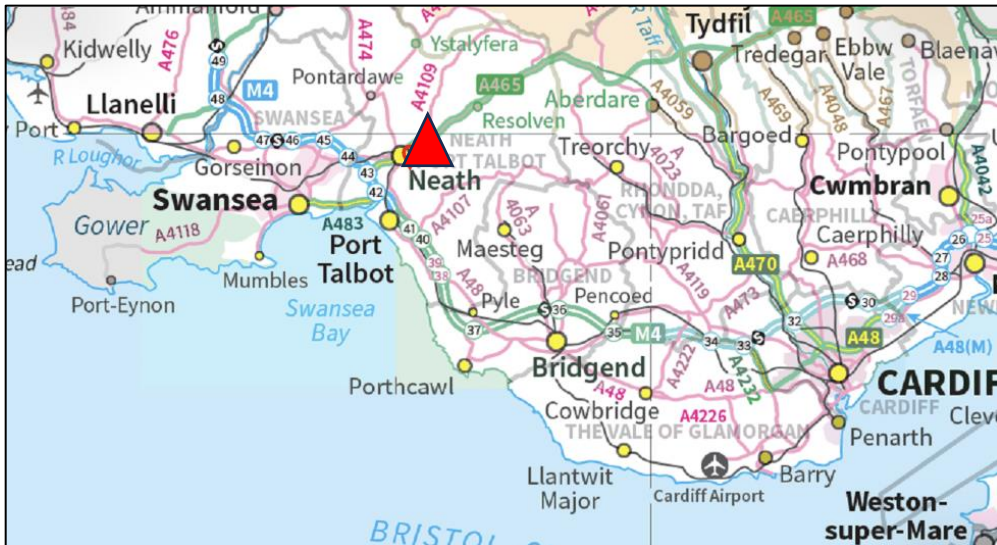
**CARE/NURSING HOME
FOR SALE**

- UPON INSTRUCTIONS FROM STONES & CO INSOLVENCY PRACTITIONERS LTD, ACTING AS LIQUIDATORS OF CHERISH CARE HOMES (WALES) LTD
- 92-BED CARE HOME PREVIOUSLY PROVIDING RESIDENTIAL & NURSING CARE SITUATED ON A SITE OF APPROX 1.29 HA (3.19 ACRES)
- SELF CONTAINED SITE COMPRISING DETACHED BUILDING OF TWO AND THREE STOREYS, WITH CAR PARKING, PATIOS, AND LANDSCAPED AREAS
- APPROX ONE MILE EAST OF NEATH TOWN CENTRE
- FREEHOLD INTEREST AVAILABLE AT AN ASKING PRICE OF £1,800,000

LOCATION

The property is located within 1 mile east of Neath Town Centre and 10 miles from Swansea City Centre. Junction 43 of the M4 Motorway lies approximately 4 miles to the west via the A465.

The direct vicinity is predominantly a residential area. Within easy access are a variety of local amenities including convenience stores (Tesco Express & Nisa Local), Cimla Hospital and Cefn Saeson Comprehensive School.



DESCRIPTION

The property comprises a detached one, two and three-storey building which appears to be converted from several terraced residential dwellings. The building consists of 92 bedrooms together with associated living accommodation, dining areas, kitchen facilities, office and staff accommodation.

In total, the accommodation extends to approximately 1,807 sq m (19,450 sq ft).

The property is set on a self-contained site of approx. 1.29 hectares (3.19 acres). Where not occupied by the buildings, the site is set to landscaped areas, patios, a large car park (to the front of the buildings), a wooded area (to the rear), together with some temporary single-storey structures used for a variety of uses associated with the running of the care & nursery home.

COUNCIL TAX BAND

The property is split as follows:
‘Hollins Park House’ Band H
‘Hollins Wood’ Band I

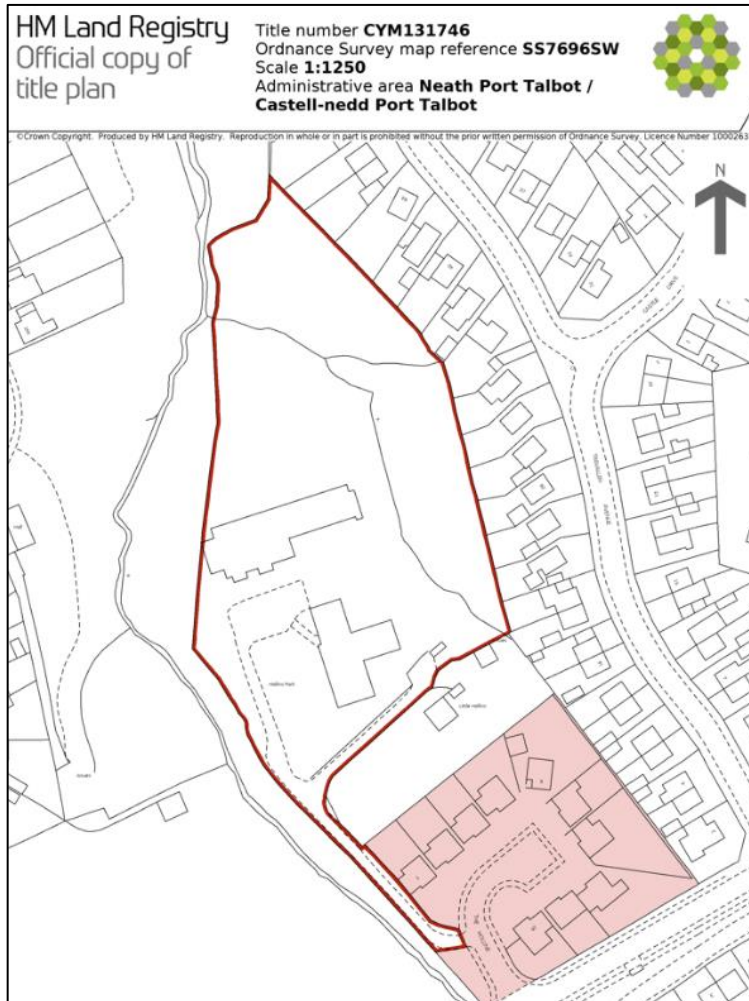
EPC

Energy Rating – B
Cert No: 0930-0530-8372-5792-2002

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.



TENURE

We have been informed that the site is held Freehold.
Title No: CYM131746

ASKING PRICE FOR SALE WITH VACANT POSSESSION

Upon instructions from Stones & Co Insolvency Practitioners Ltd, acting as Liquidators of Cherish Care Homes (Wales) Ltd, we are seeking offers in the region of:

£1,800,000 (One Million Eight Hundred Thousand Pounds)

VAT

TBC

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents, Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com
07387 188482

WILL HUNT

will@huntandthorne.com
07557 090164

November 2023

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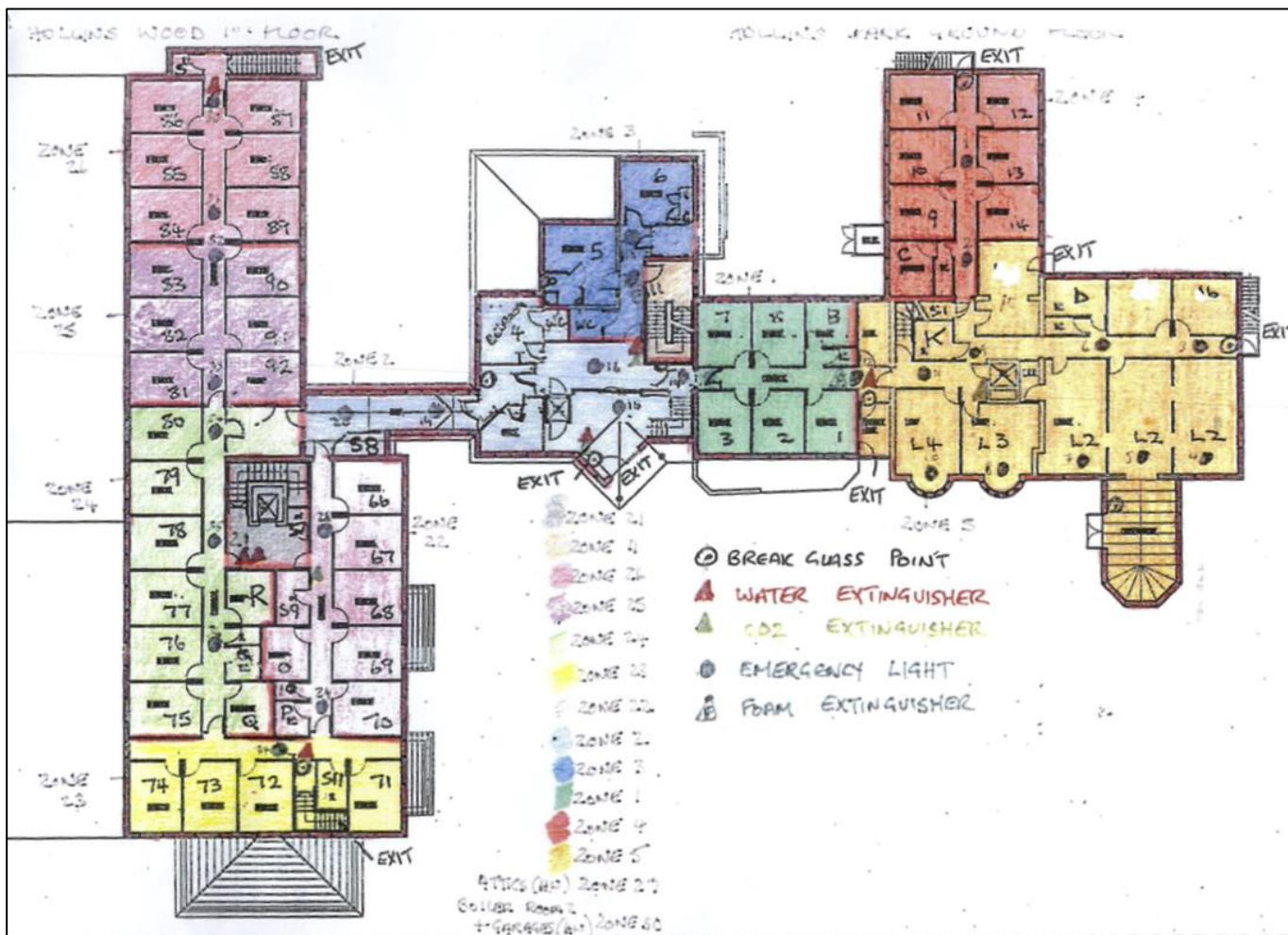
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