

MARIANTONIA HOUSE COMBERTON ROAD
KIDDERMINSTER
DY10 1UA


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Substantial Former Care Facility with Supported Living & Specialist Residential Potential

A rare opportunity to acquire a substantial former residential care home with established planning history and significant potential for supported living, specialist residential use, rehabilitation, mental health provision or continued care operation, subject to any necessary consents.

Mariantonia House is a prominent Victorian building extending to approximately 6,400 sq ft, formerly operating as a long-established CQC-registered residential care home. The property is now vacant and offers immediate repositioning potential within the growing supported living and specialist accommodation sector.

The property benefits from a lawful and well-established C2 planning history, together with a series of historic planning approvals supporting institutional and care-led use, making it particularly attractive to supported living operators, housing associations, care providers and investors.

EPC: E

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



ACCOMMODATION

Accommodation

The accommodation is arranged over two principal floors and briefly comprises:

Ground Floor
Reception hall
Multiple communal lounges
Dining facilities
Commercial kitchen
Offices and staff areas
Resident bedrooms and assisted bathroom facilities
Ancillary storage and plant rooms
Enclosed courtyard garden
First Floor
Additional resident bedrooms
Assisted bathrooms
Laundry and storage areas

In total the property provides approximately 14 bedrooms together with extensive communal and operational space.

PLANNING AND POTENTIAL

The property has a long-established history as a residential care facility and offers strong potential for:

Supported living
Learning disability accommodation
Mental health provision
Rehabilitation and step-down care
Specialist residential accommodation
Continued institutional use

The layout, circulation and configuration of the building make it highly suited to care-led occupation with reduced conversion risk when compared with alternative buildings entering the market.

LOCATION

The properties occupy a prominent and well-established position in Kidderminster, close to:

- Town centre
- Shops, GP surgeries and pharmacies
- Transport links
- Community facilities

This urban setting is ideal for supported living, allowing residents to integrate into the community while remaining close to services.

SUMMARY

17 Comberton Road represents a rare opportunity to acquire a vacant former care facility with established C2 planning use, strong historic trading performance and clear potential for a range of care-led and specialist residential uses.

The property offers multiple future use strategies, including:

- * Re-opening as a residential care facility
- * Repositioning for supported living
- * Learning disability or autism provision
- * Mental health or rehabilitation accommodation
- * Step-down care
- * Specialist residential housing

The building's existing layout, bedroom provision, communal areas, commercial kitchen and operational configuration provide a strong platform for recommissioning, while its planning history and previous profitable use help to de-risk the opportunity for operators and investors.

This diversity of potential use makes the property attractive to care providers, supported-living operators, housing associations, social impact investors and private investors seeking exposure to resilient, needs-based accommodation.

DIRECTIONS

From our Sutton Coldfield office, take the A452 southbound towards Birmingham, joining the M6 southbound at Junction 6. Continue onto the M5 southbound at Junction 8 and exit at Junction 3 for Kidderminster. Follow the A456 towards Kidderminster town centre, then continue onto Comberton Road. Mariantonia House will be found on the corner of Comberton Road and Lorne Street.

TERMS

Tenure: Freehold

Local Authority: Wyre Forest District Council – 01562 732928

Council Tax / Business Rates: To be confirmed by the local authority

Planning Use: Lawful C2 Residential Care (Mariantonia House) and lawfully converted C3 residential flats (Lorne Street)

Broadband: Ultrafast broadband is available in the area (subject to provider)

SERVICES

We are advised that mains water, gas, electricity and drainage are connected to both Mariantonia House and the Lorne Street





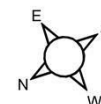
Mariantonia House, Comberton Road, Kidderminster

Approximate Gross Internal Area

Main House = 6048 Sq Ft/562 Sq M

Outbuilding = 140 Sq Ft/13 Sq M

Total = 6188 Sq Ft/575 Sq M



buildings. Prospective purchasers should make their own enquiries as to the adequacy and condition of services.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale. All others are expressly excluded but may be available by separate negotiation.

VIEWINGS

Strictly by prior appointment with the sole agents:

Aston Knowles

0121 362 7878

info@astonknowles.co.uk

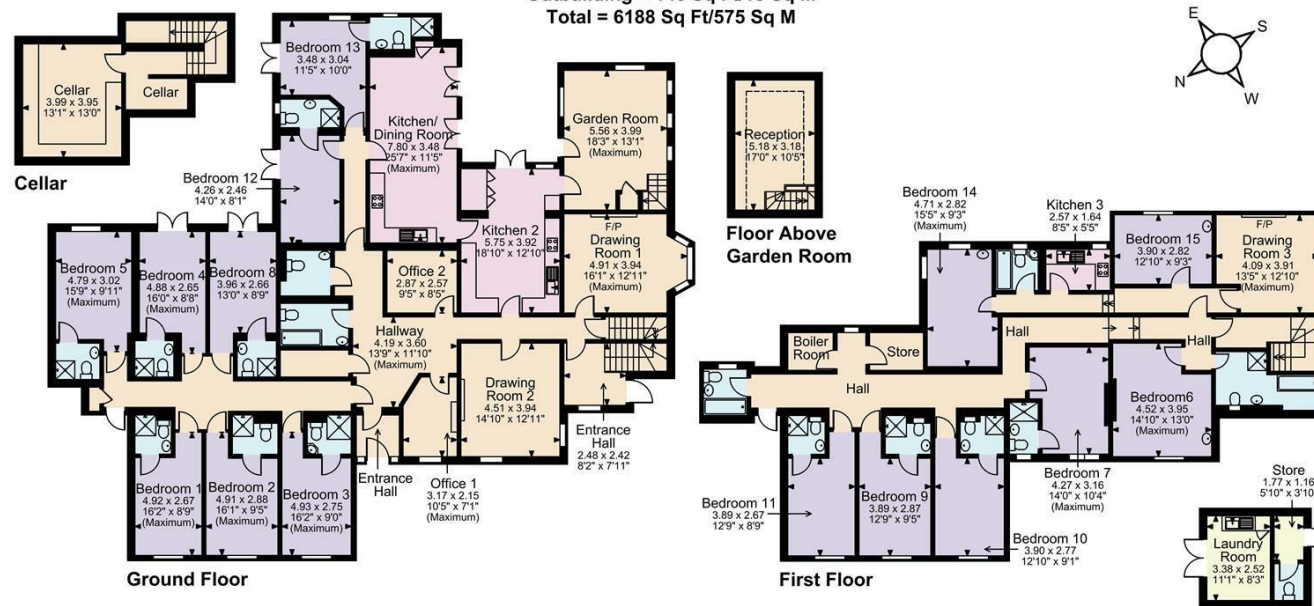
DISCLAIMER

Important Notice

Every care has been taken in the preparation of these particulars; however, their accuracy cannot be guaranteed. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of each statement. These particulars do not constitute part of an offer or contract. All measurements are approximate. Photographs are provided for guidance only and it cannot be assumed that any items shown are included in the sale.

Photographs taken: Dec 2025

Particulars prepared: Jan 2026



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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