

JEM PROPERTY

# Riversholme, High Street, Rocester, Uttoxeter, ST14 5JU

Riversholme, a former hotel with planning for six single occupancy supported living units, Class C3(b).

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# Property Description

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Riversholme is a substantial former guesthouse located in the sought-after village of Rocester, near Uttoxeter, Staffordshire, with planning for the conversion into six self-contained apartments.

Set across four floors, the property offers a significant footprint with flexible living potential (subject to necessary permissions). Its original period features, including ornate coving, ceiling roses, and feature fireplaces, contribute to the property's unique character. Externally, the property is approached via an extensive private driveway and benefits from well-maintained, wrap-around gardens to the front, side, and rear.

## THE PROPERTY'S CURRENT LAYOUT INCLUDES:

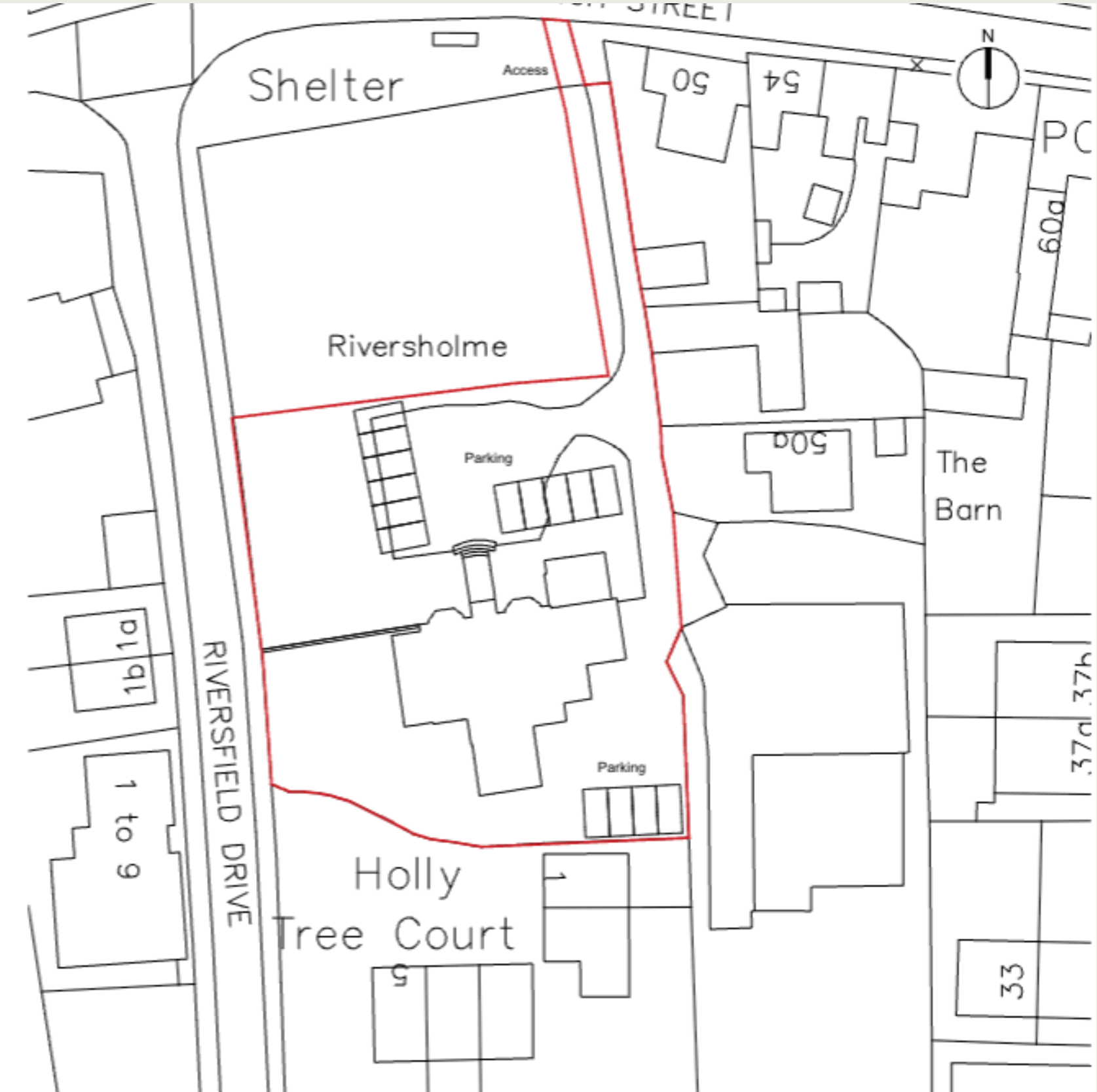
- Basement: Spacious lower level featuring a main reception area, dining room with original range, two lounges, a commercial kitchen, and a conference room with external access. Includes Ladies, Gents, and Disabled WCs, a boiler room with oil-fired system, storage areas, and multiple fire exits.
- Ground floor: Elegant entrance hall with access to three spacious en-suite bedrooms. Inner hall leads to private living quarters comprising a lounge with garden access, bedroom, and bathroom. Includes staircase to upper floor and access to basement level.
- First floor: Five en-suite bedrooms featuring decorative coving, original fireplaces, and sash windows. Includes a laundry room and stair access to the attic.
- Second floor: Eaves storage and roof access.
- External Features: Generous pebbled driveway, landscaped front and rear gardens, additional parking, and a decked entertainment area.











## Key Features



8 Bedroom Former Hotel



GIA 591sqm



Site Area: c.0.43 acres



Transport Links: 100 yards to the nearest bus stop



Close to Local Amenities



Redevelopment opportunity for 6 self contained apartments or alternative configuration (STP)

## Key Information

- Title SF684326
- Guided Price: £550,000
- Planning: Change of use from vacant hotel (Class C1) to six single occupancy supported living units (Class C3(b)) and associated external works, comprising erection of a single storey rear extension, removal of external staircase, and replacement of two existing escape doors with timber sash windows on the rear elevation.
- Planning Reference: P/2024/00729 (Approved: 11 Oct 2024)
- Local Authority: East Staffordshire District (B)



# Existing Floor Plan





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# Partners in *growth*

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