



For Sale by Auction
Thursday 16th May 2024



WATLING
REAL ESTATE



Vacant freehold 22 bedroom care home on 0.4 acre, situated in desirable residential locality, with residential conversion potential subject to planning

Ashdale Care Home, 42 The Park, Mansfield, Nottinghamshire NG18 2AT

GUIDE PRICE:

£475,000+
PLUS FEES

LOCATION

The property occupies a prominent position on a private tree lined roadway, within a desirable residential location within Mansfield. The surrounding area consists of principally substantial detached properties on generous plots.

Situated approximately 1 mile from Mansfield Town Centre, The Park connects with the A60 Woodhouse Road via Park Avenue, which leads directly into the town centre.

Mansfield is a busy market town approximately 12 miles north of Nottingham, 19 miles north-east of Derby and 20 miles south-east of Sheffield. Road connections are good, with the A38 / M1 intersection being approximately 7 miles distant.

DESCRIPTION

Ashdale Care Home comprises a substantial vacant 22-bedroom care home which has recently closed, originally built in the early 1900's, with more recent single and 2- storey extensions.

Extending to approximately 8,126 sq.ft. (755.20 sq.m.) on a 0.4 acre plot, the property is set back from a private roadway beyond a tarmac car parking area with enclosed large garden to the rear.

All of the bedrooms have wash hand basins, and 7 of the bedrooms have WC ensembles. The property benefits from an 8- person passenger lift, multiple staircases to the upper floor and gas central heating.

The property is considered suitable for alternative uses including residential (subject to planning).



ACCOMMODATION

Ground Floor:

11 bedrooms (all with wash basin and 2 with WC ensuite), open plan living / communal area, office accommodation, communal / assisted bathroom, 2 communal WCs and sluice, kitchen, staff break out area, conservatory extension and ancillary storage accommodation.

First Floor:

11 bedrooms (all with wash basin and 5 with WC ensuite), communal / assisted bathroom, 2 communal WCs, communal seating area and storage accommodation.

Outside:

Car park to the fore and enclosed large garden to the rear.

EPC

The property is rated B (50).

TENURE

Freehold.

PLANNING

All enquiries regarding potential alternative uses can be directed to Mansfield District Council on 01623 463 463 or email mdc@mansfield.gov.uk.

VIEWINGS

Strictly by appointment with Bond Wolfe Auctions.



CONTACTS

James Mattin

0121 524 1172

jmattin@bondwolfe.com

Birmingham Office

0121 312 1212

auctions@bondwolfe.com



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