

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

Hartwell House, 117 Jumble Lane, Ecclesfield S35 9XJ



- **Former Care Home with Large Grounds**
- **Has the Potential for Residential Conversion (STP)**
- **Attractive Building in a Rural Setting in Ecclesfield**
- **12,050 sq ft Building on a Site of 3.83 Acres**
- **Unconditional Offers Invited in Excess of £700,000**

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LOCATION

The property is located on a private road, accessed off Jumble Lane, in Ecclesfield. Jumble Lane itself is accessed off the A6135 via Station Road / Loicher Lane to the west or the A629 (Upper Wortley Road) to the east.

There is good access to Junction 35 of the M1 Motorway to the north and Sheffield city centre is situated approximately seven miles to the south.

DESCRIPTION

Hartwell House is a former care home of brick built construction with attractive cladding from the first floor up to the pitched roof.

The building is arranged over ground and first floors with the ability to extend into the second floor and totals approximately 12,050 sq ft sat on 3.83 acres of land.

The private road is part of the freehold although there is a right of access for the cattery which sits adjacent to the property at its northern elevation.

The property would be suitable for a care home, its current use, or alternatively would suit a residential scheme, subject to planning (STP). Plans have been drawn up for the latter on the basis of 13 one bed apartments and five two bed apartments. Said plans are available on request.

Despite having not been used for approximately four years, the building in general is in good condition.

ACCOMMODATION

(All areas are approximate)

Ground, First and Second Floors	12,050 sq ft	1,119 sq m
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TENURE

The freehold of the property and land is available.

PRICE

Unconditional offers invited in excess of £700,000.

VAT

The property is NOT elected for VAT.

RATING

Interested parties are invited to make their own enquiries with the relevant authority.

USE

The current use is C2 (Residential Institutions) although the building would suit other uses, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

Rating 'C' to expire 28th November 2029. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

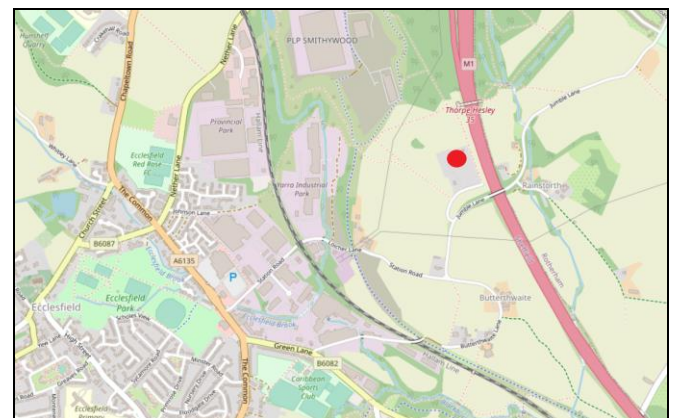
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
June 2022