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For Sale

Residential Care Home together with five bungalows
Offering a tremendous development opportunity

Offers in the region of £1,800,000

29-31 Kenwood Park Road, Sheffield, S7 1NE

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- Former 26 bedroom nursing home
- Five bungalows
- Comprises two extended and linked Victorian dwellinghouses
- Main building having Gross Internal Area of 1196 sq.m. (12,873 sq. ft.)
- Site area of c0.82 acres with landscaped gardens and car parking
- A very rare opportunity for residential redevelopment



Description

Overdale comprises a former 26 bedroom nursing home together with five x 1 bedroom bungalows which are set within the rear grounds. The original property comprises two detached Victorian dwellinghouses which have been linked and extended to provide approaching 13,000 sq. ft. over four floors.

Internally, the property provides a number of day lounges, offices, stores and a dining room served by catering kitchens. The majority of bedrooms have En-suite facilities and there are additional bathrooms. The floors are accessed by two existing staircases and two passenger lifts.

The bungalows are set to the rear of the main building and consist of a dining kitchen, lounge, bedroom and bathroom. These are believed to be approximately 30 years of age and extend to c47 sq. m. (506 sq. ft.). The bungalows are believed to be separately serviced. Floor plans are available upon request.

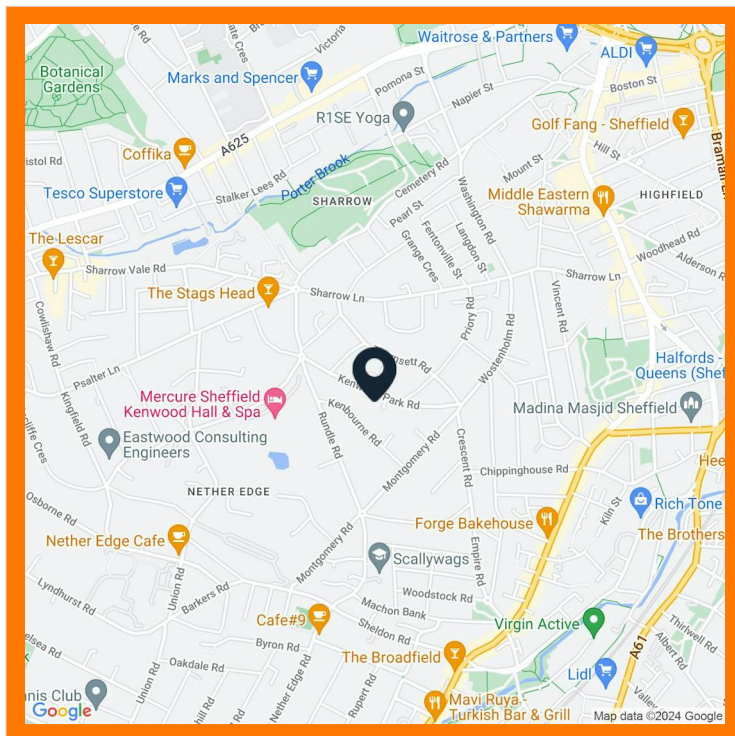
The buildings occupy a site which extends to 0.82 acres or thereabouts. There are landscaped grounds with established planting and lawns as well as a large car park.

The property offers tremendous potential for a variety of purchasers and benefits from having significant development prospects subject to obtaining the relevant consents.

Location

The property is situated in the highly desirable area of Nether Edge. Located on Kenwood Park Road which is a pleasant tree lined street which is typical of this leafy suburb. It is conveniently placed to allow access to Sheffield City Centre within 1.5 miles.

The street scene is depicted by large Victorian dwellings some of which have been put into commercial uses including offices and a Children's nursery. There are a variety of shops, cafes, bars and restaurants within walking distance.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Nursing Home	3,692	343	Available
1st - Nursing Home	3,509	326	Available
2nd - Nursing Home	2,895	268.95	Available
Basement - Stores, services and Laundry	2,777	257.99	Available
Ground - Five x One bedroom bungalows	2,530	235.04	Available
Total	15,403	1,430.98	

Planning

The property is located in the Nether Edge Conservation Area. According to the adopted policies of the Sheffield UDP the area is allocated for housing. We would recommend interested parties make their own enquiries with Sheffield City Council and/ or take professional advice regarding redevelopment of the site.

Tenure

The property is being sold subject freehold and long leasehold titles including SYK241260 (freehold), SYK300623 (freehold) & SYK241267 (long leasehold). Further information is available on request.

Terms

We are instructed to seek offers in the region of £1,800,000. Offers are invited on a conditional or unconditional basis. We understand that VAT is not applicable.

Money Laundering Checks

All buyers will be required to provide identification documents and proof of funding.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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