

On Behalf of AD Rodger and GB Judd – Joint LPA Receivers

For Sale

**32 Bedroom Care Home
Potential for Residential Development**

Cliff Field House
48 Station Street
Swinton
Mexborough
South Yorkshire
S64 8LU



www.ps2property.co.uk

Contact

For further information or to arrange an appointment please speak to:

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- Care home with 32 bedrooms and communal space
- Attractive Victorian stone built property
- Potential for residential development
- Situated close to the local amenities of Swinton
- Offered with vacant possession

Location

Swinton is located in the Dearne Valley, in close proximity to the main towns within the South Yorkshire conurbation. Rotherham is approximately 5 miles to the south west, Doncaster 10 miles to the north east and Barnsley 12 miles to the north west. Access to the transport infrastructure is via J35a of the M1, 7 miles to the west and J36 of the A1(M), 7 miles to the east.

Cliff Field House is situated on Station Street (A6022) in the centre of Swinton. The property is within a short walk from the local services and amenities in Swinton town centre and Swinton Train Station. The surrounding area comprises predominantly residential property.

Description

Cliff Field House comprises an extended two storey Victorian stone built former dwelling house providing a total of 32 bedrooms and various communal rooms, dining rooms, kitchens, bathrooms, WCs and storage rooms. There is also a reception, nurses' room and staff room on the ground floor of the main building. Externally there is an entrance driveway and gardens to the front and small gardens to the rear of the property.

Originally the main building formed a single large residential dwelling. The building is of stone construction under a pitched slate roof. This has been converted and substantially extended to provide a care home facility. This business has now closed and the property is offered with vacant possession.

Planning

The existing nursing home use (C2) dates back to 1989, when consent was granted for change of use from a private residence to a small nursing home (application reference RB1989/0357).

Residential development or continued nursing home use would appear the most viable option for development of the site, subject to the necessary consents.

All interested parties are requested to make their own enquiries with the local planning authority.

Site Area

The total site area is 0.19 hectares (0.46 acres) as depicted on the site plan (for indicative purpose only).

Tenure

The property is held freehold.

Asking Price

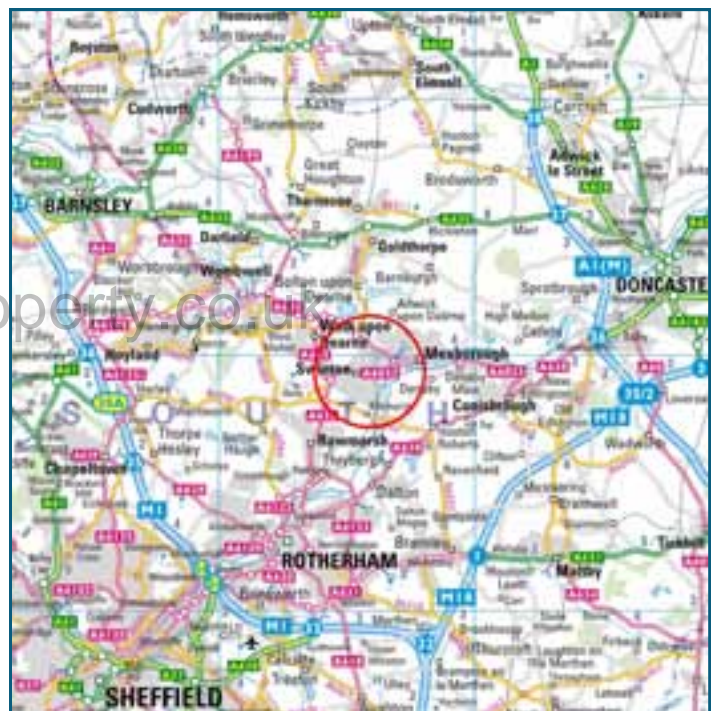
We invite written unconditional offers for the freehold interest. Only offers supported by proof of funding and solicitor's details will be considered.

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Viewings

Viewings are to be arranged via the sole marketing agent GVA Grimley. For viewing information, please contact:

James Yates or Alex Sweetman
0113 280 8025

