

Bingley
Former St Ives Care Home, St Ives Mansion, St Ives Estate, Harden Road West Yorkshire BD16 1AT

- Long Leasehold Grade II Listed Former Care Home providing a Total of 48 Bedrooms together with Communal Facilities
- Located on St Ives Estate (550 Acre Country Park)
- Possible Potential for Change of Use and Potential to Reconfigure, subject to obtaining all necessary consents
- Extensive Gardens
- Panoramic Countryside Views

Vacant

ON THE INSTRUCTIONS OF ELDER HOMES BINGLEY LLP (IN ADMINISTRATION) ACTING BY ITS JOINT ADMINISTRATORS WITHOUT PERSONAL LIABILITY



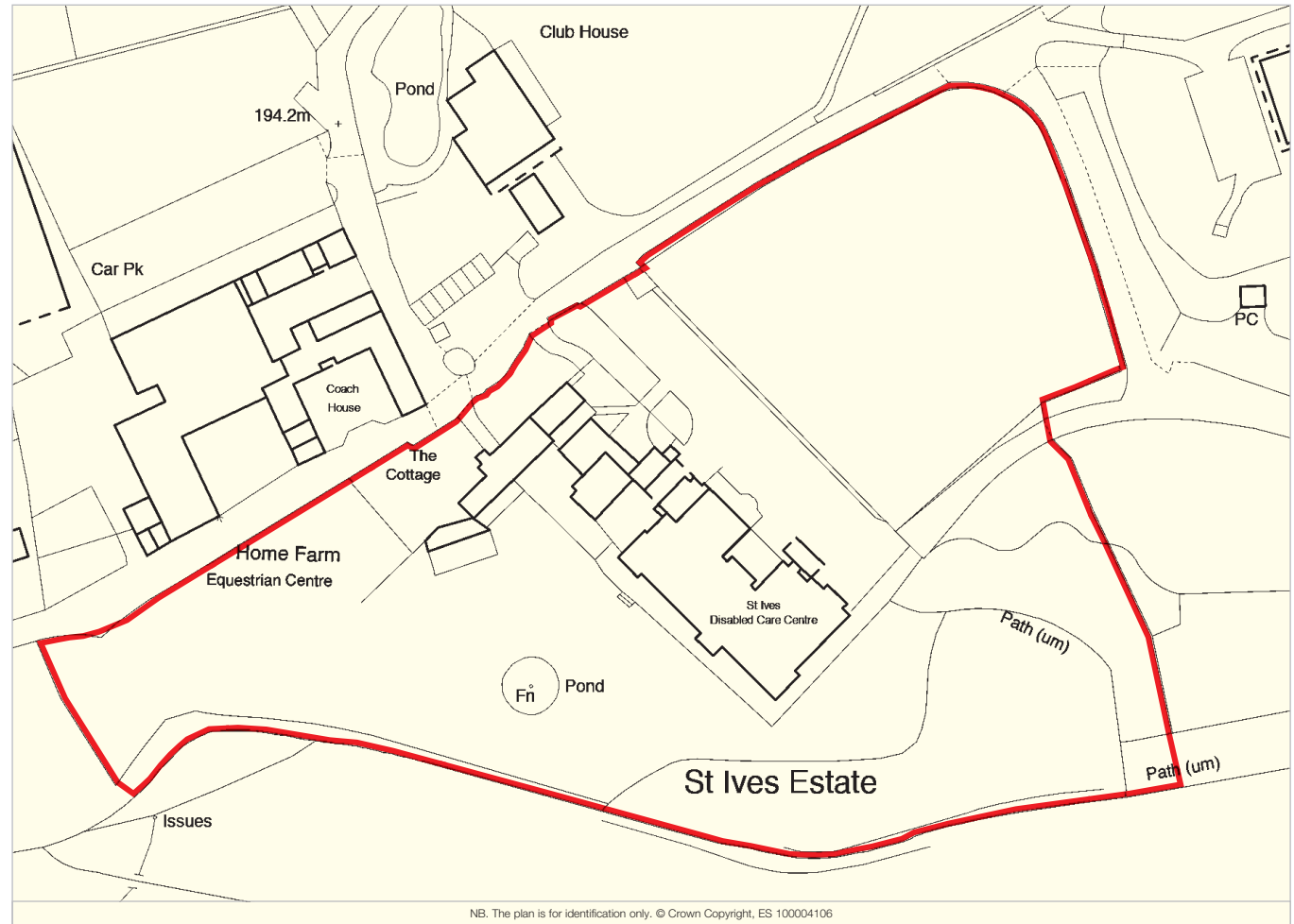
To View

Please contact the Joint Auctioneer: Christie & Co (Ref: Jonathan Wickens). Tel: 0113 389 2705.

Seller's Solicitor

Messrs Addleshaw Goddard (Ref: ROBICD). Tel: 0207 160 3514. Email: claire.robinson@addleshawgoddard.com

VACANT – Long Leasehold Former Care Home



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure

Long Leasehold. The property is held on a lease for a term of 125 years from 31st August 1994 (thus having approximately 103 years unexpired) at a peppercorn ground rent.

Location

The property is located on the St Ives Estate (country park). Access to the park is via Keighley Road, to the north-east of its junction with Harden Road (B6429). Local amenities and shops are available in Bingley. Bingley Rail Station is approximately 1.4 miles to the east. The A650 provides access to the M62 Motorway and in turn the M1 and A1(M) motorways. The park offers a variety of attractions, including a cricket club, golf club, horse riding facilities, fishing lake and a café.

Description

The property comprises a former care home arranged over ground, first and second floors beneath a terrace roof. The property is internally arranged to provide a total of 48 bedrooms together with communal facilities. The property may afford possible potential for change of use and potential to reconfigure, subject to obtaining all necessary consents.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Agent. We are informed that the property provides:

Floor	Single	Single (En-Suite/WC/wash basin)	Total Beds
Ground	6	8	14
First	15	14	29
Second	0	5	5
Total	21	27	48

Communal Facilities – Three Lounges, Dining Room, Kitchen, Laundry Facilities, Two Separate Shower Rooms, Two Separate Bathrooms, Offices.

Planning

Local Planning Authority: City of Bradford MDC. Tel: 01274 432111.

The property may afford possible potential for change of use and potential to reconfigure, subject to obtaining all necessary consents. Prospective buyers are deemed to make their own enquiries in this regard.

VAT

The purchase price is exclusive of VAT. Please see the Special Conditions of Sale.

NB: This is a sale by administrators and as such no representations or warranties are given and none may be implied.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



NB. The internal loose fittings have been removed from the property

