



## Oxford Road

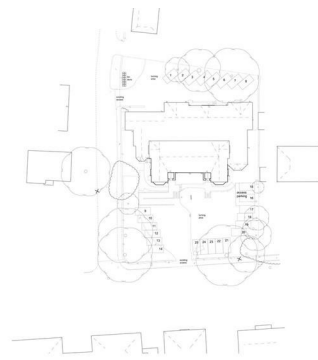
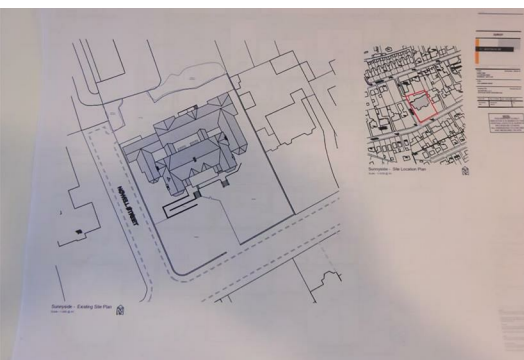
Dewsbury, WF13 4LN

Guide Price £800,000



FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £800,000 PLUS RESERVATION FEE \* T & Cs apply\*

This substantial former care home for 30 residents is now likely to be of huge interest to other care home providers and developers looking for an opportunity to breath new life into this project. The current owners have recently obtained planning permission to convert the premises into 15 luxury apartments with further information available on the Kirklees Planning Portal searching references 2022/62/91984/E and 2022/62/91985/E. Internally the property offers accommodation over the ground, first and second floors with a car park and lawned gardens to the front and a yard to the rear. The property is located on one of the most desirable streets in Dewsbury and is just over half a mile from the train station and town centre. (Total floor area (1202SQM/12948.98SQFT))



## LOCATION

Sunnyside is situated in one of the desirable areas of Dewsbury and is just on the outskirts of the town centre and located just off the busy Halifax Road (A638) with excellent links to travel to Leeds and Manchester by road and rail. The motorway is only a short circa 10 minute drive to the M1(J40) and M62(J25)

## ACCOMMODATION

Sunnyside the former care home is a large detached building comprising of two Victorian semi detached houses and has been extended, With the exception of one all the rooms are for single occupancy, no rooms have en-suite facilities. Communal areas including four lounges, a dining room and a conservatory are situated on the ground floor and there are bathroom/shower rooms and toilet conveniently located throughout the property.

Lower level ground floor

First floor Former W.C and bathroom, landing, 5 rooms landing, lift, room, large room (formerly 2 rooms)

Second Floor Former bath/shower, landing, landing, 4 rooms.

Approx - 1202SQM/12948.98SQFT.

## DESCRIPTION

The premises was previous a care home with 30 residents, is a large detached building comprising of two Victorian semi detached houses and and further extension. With the exception of one all the rooms are for single occupancy, no rooms have en-suite facilities. Communal areas including four lounges, a dining room and a conservatory are situated on the ground floor and there are bathroom/shower rooms and toilet conveniently located throughout the property.

## SERVICES

We understand the premises benefit from mains water, sewer drainage and electricity along lighting and heating. However no tests have been carried out on Any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity

## ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed with an EPC rating of C (75). A copy of the EPC is available upon request.

## PLANNING

The property was previously used as a care home for 30 residents. The current owners have recently obtained planning permission to convert the premises into 15 luxury apartments with further information available on the Kirklees Planning Portal searching references 2022/62/91984/E and 2022/62/91985/E.

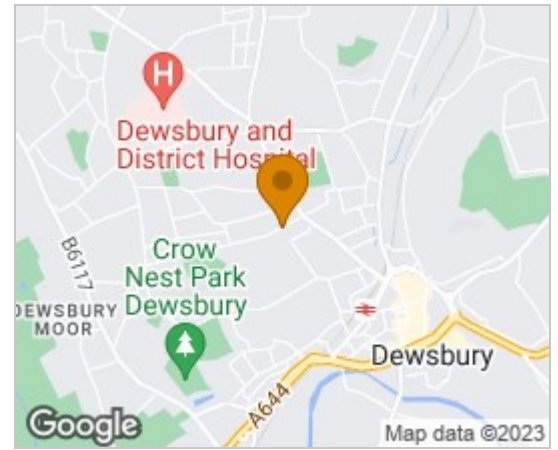
## TENURE

We understand the property is FREEHOLD

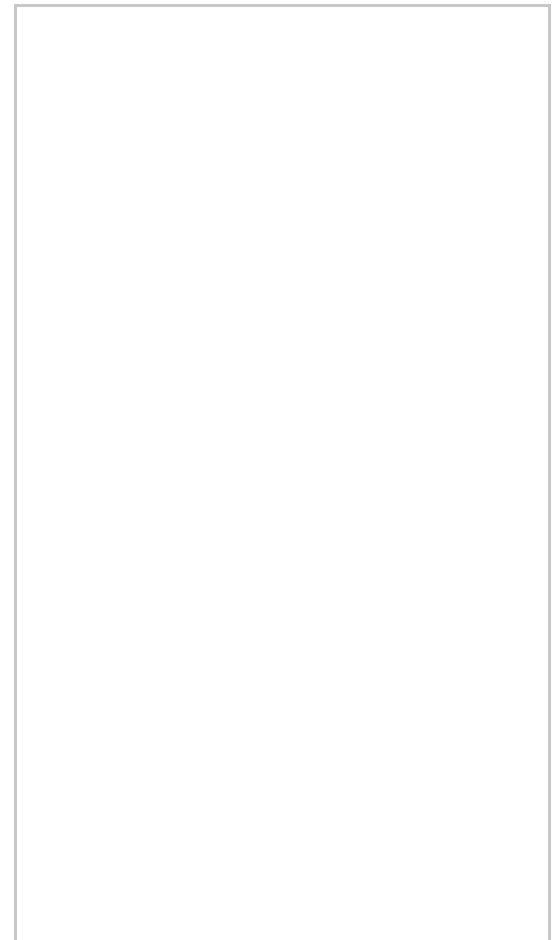
## ADDITIONAL AUCTION INFORMATION

The property is offered with vacant possession with a starting bid of £800,000 plus reservation fee. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

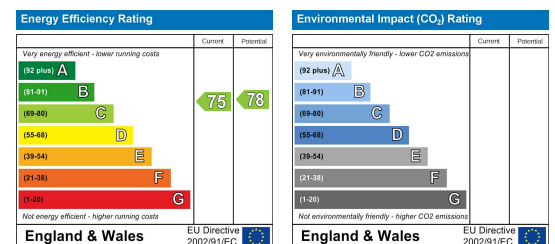
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>