



ASH HOUSE

FOR SALE

FORMER CARE HOME WITH DEVELOPMENT POTENTIAL

ASH HOUSE - ASH HOUSE LANE - SHEFFIELD - S17 3ET



DORE VILLAGE

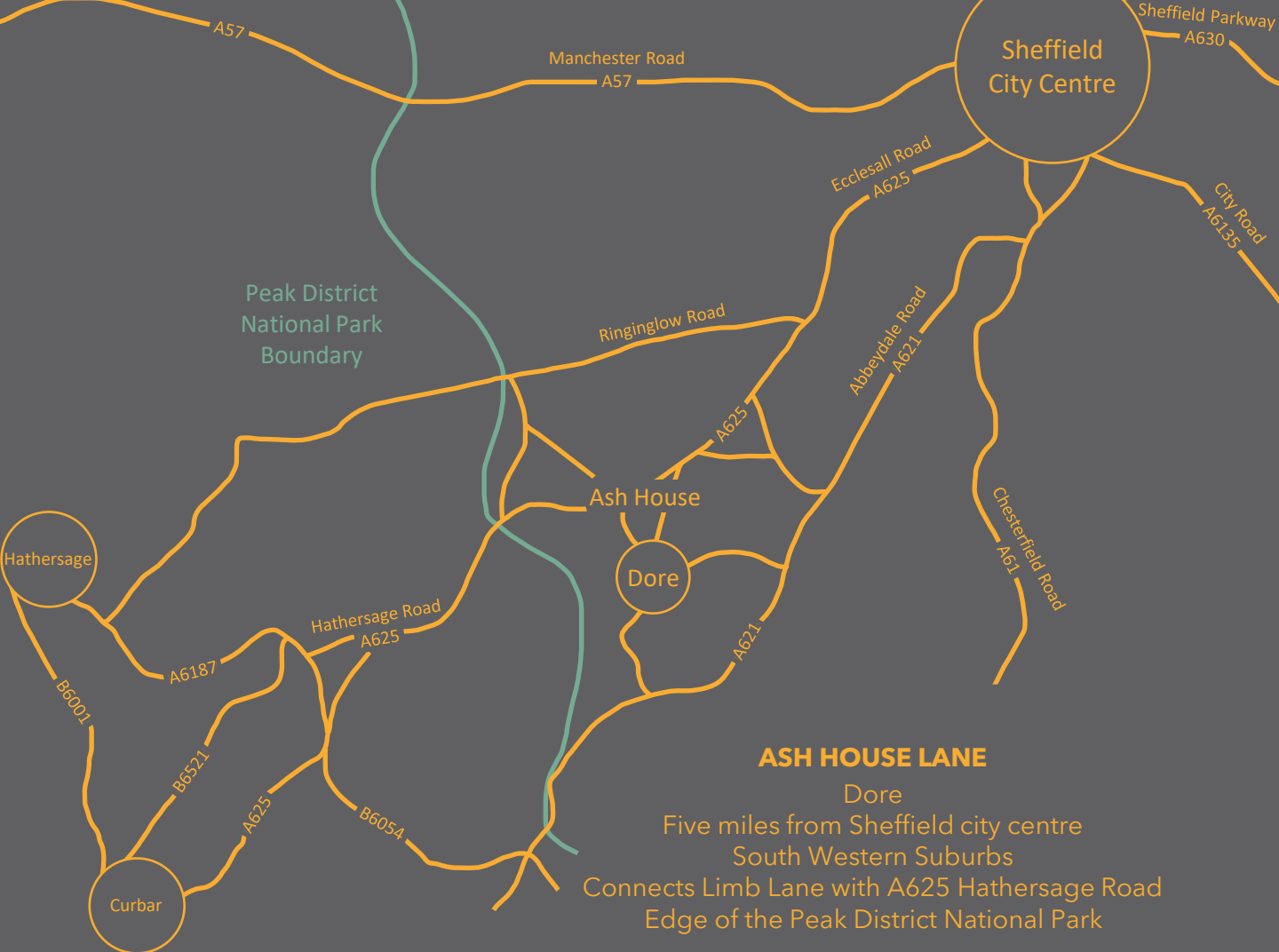
- Local Amenities
- Bars & Pubs
- Whirlowbrook Hall
- Ecclesall Woods Trails
- Dore Moor Garden Centre
- Sports Centre & Rugby Club

THE OUTDOOR CITY - SHEFFIELD

- Culture - Music
- Arts - Theatre

PEAK DISTRICT NATIONAL PARK

- Walking - Hiking
- Cycling - Climbing



ASH HOUSE LANE

Dore
 Five miles from Sheffield city centre
 South Western Suburbs
 Connects Limb Lane with A625 Hathersage Road
 Edge of the Peak District National Park

ASH HOUSE

Detached large two storey building
Former residential care home

Spacious entrance hall - Reception
Open plan communal living rooms
Kitchens - Dining room
Laundry rooms - Service rooms

Modern bedroom accommodation in 1980's extension

Approximately 1,160 Sq. M (12,450 Sq. Ft.)



GARDENS

Grand driveway
Turning circle
Lawned gardens
Woodland
Terrace and patio
Substantial standalone outbuilding
5.80 acres (2.35 hectares)





PLANNING

Ash House lies within the Green Belt
Purchasers should make their own enquiries with the
planning department at Sheffield City Council

ENERGY PERFORMANCE CERTIFICATE

Rating C72

BUSINESS RATES

Not rated – previously exempt

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GUIDE PRICE

Unconditional offers are invited in excess of
£2,000,000

LEGAL COSTS

Each party to be responsible for their own legal
costs

VAT

All figures quoted are exclusive of VAT

TENURE

The entire premises are held freehold under title
number SYK339658

MONEY LAUNDERING

In accordance with Anti-Money Laundering
Regulations the source of funding and identification
will need to be provided by the successful
purchaser/tenant. We will undertake a search with a
Credit Reference Agency for the purposes of
verifying the identity provided. For further
information please contact the agents.



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FURTHER INFORMATION

Please contact the joint agents today:

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These particulars are believed to be correct, however their accuracy
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