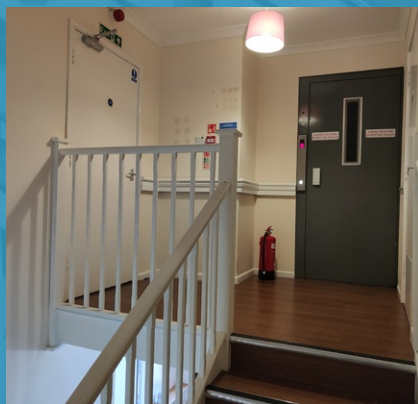


The Gables Residential Nursing Home, 93 Ely Road, Ely, CB6 1HJ



£650,000

- Freehold Property
- Very Large Detached Building
- Program of Modernisation Required
- Suitable for Residential Conversion
- STPP
- Desirable Semi-Rural Location
- Buyer's Fee Applicable



Property Overview

The Gables, is a 100 year old detached property that was significantly extended around 30 years ago resulting in a gross internal area in excess of 5,000ft². The property has been in use until very recently as a residential care home, consisting of some 18 bedrooms and 7 bathrooms, with a number of large reception rooms, office space, lounge and kitchen area.

The property is of traditional red brick construction with a tiled roof, there are useful outbuildings, a conservatory leading onto an enclosed inner courtyard and ample parking area with lawned gardens beyond.

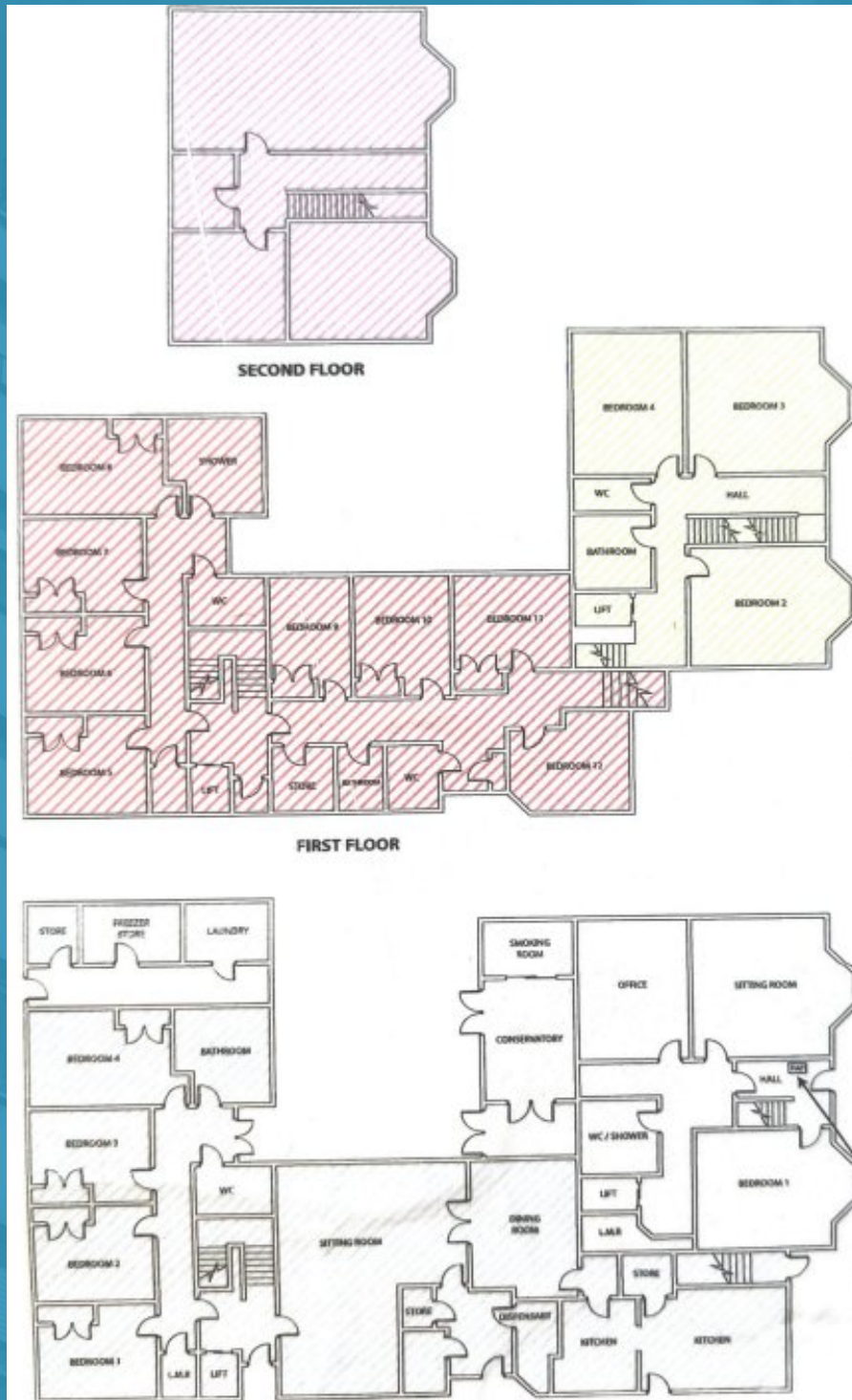
The building would benefit from a general program of modernisation throughout and could easily be re-purposed in its current form. The property would also lend itself to a variety of other purposes, subject to the necessary consents.

The layout and availability of a number of existing access points and stair wells would undoubtedly make a residential conversion an attractive option. With the demand and returns for rental property being very high in the local area.

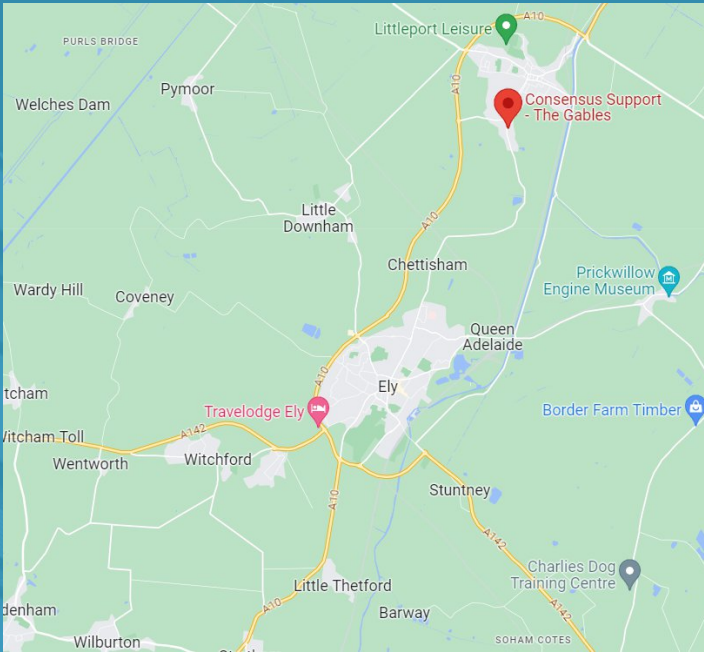
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Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Buyer's Fee Applies

Contact us

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**Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.

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