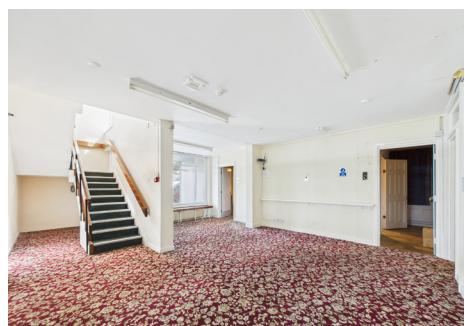


Residential Development



The Sandy Lane Residential Care Home, 33 Sands Lane, Bridlington, YO15 2JG

*GUIDE PRICE: £800,000 (plus fees)



Description

This substantial purpose-built former Retirement Home stands in one of Bridlington's most sought-after locations, enjoying sea views from many windows. Built in the 1960s, the four-storey building provides over 12,000 sq ft of accommodation, including six large communal lounges, two spacious dining rooms, a commercial kitchen, 29 single bedrooms with en-suite WC's, two large top-floor self-contained apartments, several offices, storage rooms and sluices, numerous communal bathrooms and WCs.

The property occupies a site of over half an acre and includes ample off-street parking and three double garages. A large area of land that was previously the garden of the adjacent bungalow, is also included in the sale, which enhances the appeal of the property and presents additional opportunities for further redevelopment. The existing building also offers an opportunity to investors and developers to transform the property into luxury apartments; reinstatement as a care home; or transformation into a boutique hotel, (subject to necessary planning consent). Before deciding to sell, the vendors had plans drawn up for the alteration and extension of the upper floor accommodation to create two, two-bedroom Penthouse apartments.

Situation

Sands Lane is a prime coastal location in Bridlington, just a stone's throw from Bridlington's North Beach and within comfortable walking distance of the Town centre amenities.

Accommodation:

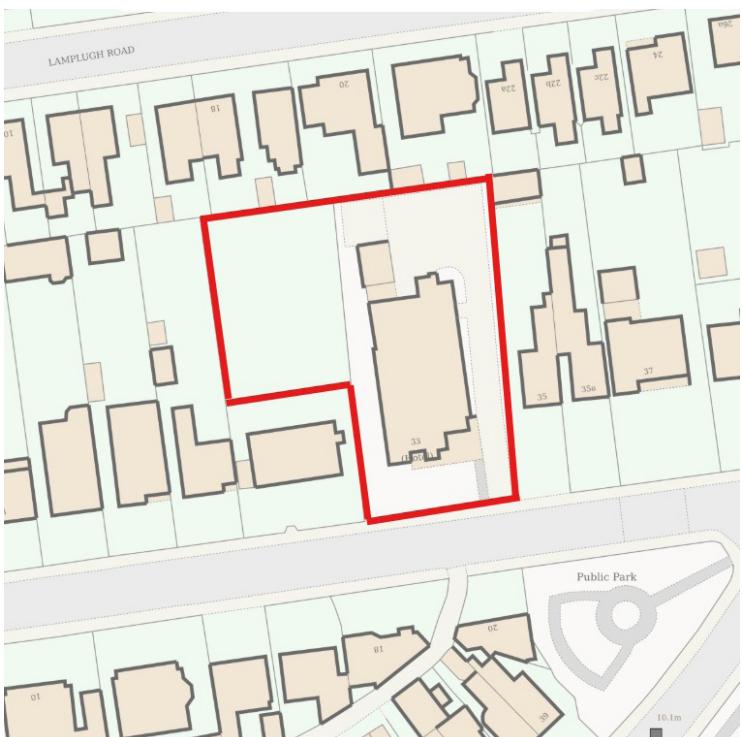
See floor plans for layout and location.

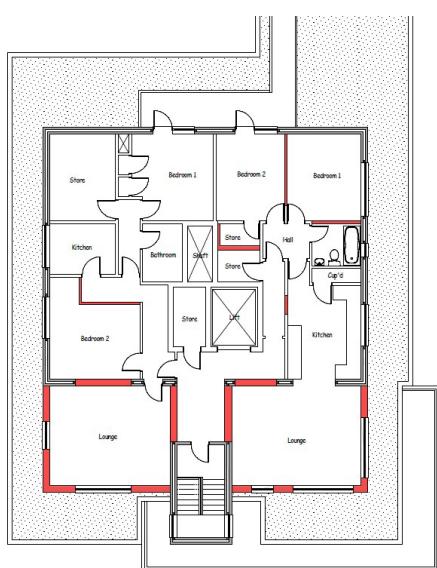
Viewing

Strictly by appointment through Auction House Hull & East Yorkshire on 0845 400 9900.

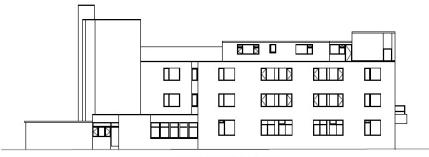
Services

All mains services are believed to be connected.





Side Elevation (East) 1:100



Side Elevation (West) 1:100



Tenure

Freehold with vacant possession upon completion.

Council Tax

The property is currently listed as being in Council Tax Band H. Council Tax is payable to the East Riding of Yorkshire Council.

Solicitors: Andrew Jackson Solicitors, Foss Islands House, York, North Yorkshire, YO31 7UJ FTAO Kirsty Barsby 01904 563 134

Energy Performance Certificate (EPC): D(92)

Additional Fees

Additional Fees
Administration Charge: The purchaser will be required to pay an administration charge of 0.3% inc. VAT of the purchase price subject to a minimum of £900 (£750 plus VAT) and a Buyer's premium £720 (£600 + VAT) in addition to the purchase price.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.