

**FOR SALE**



**FORMER 54 BED CARE HOME**  
**GIA 17,644 SQ FT**  
**SITE AREA c1.23 ACRES**

**KINGSFIELD CARE HOME**  
**UNION ROAD**  
**ASHTON UNDER LYNE**  
**OL6 9JF**

- May suit alternative uses eg supported living, residential (STP)
- Close to Ashton under Lyne Town Centre
- Close to Ashton under Lyne Train Station

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)



## LOCATION

The property is located on the east side of Union Road at its junction with Holden Street in Ashton under Lyne. The Town Centre including all retail is less than 0.5 mile south west. Ashton under Lyne Train Station is also less than 0.5 mile south west. Ashton under Lyne is situated approx. 7 miles east of Manchester City Centre.

## DESCRIPTION

The property comprises a former 54 bed care home which is single storey of brick construction beneath pitched tiled roofing. Internally there is a series of bedrooms some with en-suites together with dining and lounge areas, kitchen facility, additional WCs and office/staff room facilities.

Externally, there is a central courtyard area and additional garden areas on the periphery of the site together with a car parking area close to the entrance to the site.

## ACCOMMODATION

We have been provided with the following gross internal floor area by our client:

**17,644sqft**

**Site area c 1.23 acres**

## PURCHASE PRICE

**Offers in the region of £2.5m.**

## TENURE

The property is held predominantly freehold under Title Number GM817691. There is a small section of leasehold land held on a 999 year lease under Title No GM817891.

## EPC

A copy of the EPC is available on request.

## VAT

We are informed by our client that VAT is not applicable.

## VIEWING

By appointment with the sole agent:

**W T Gunson for the attention of**

**Neale Sayle (email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))**

**Tel: 0161 833 9797**

Date of Preparation: Sept 2022





