

FOR SALE FREEHOLD **SUBSTANTIAL VACANT RESIDENTIAL CARE HOME**



FAIRFIELD VIEW

CIRCA
20,800
SQ FT (GIA)
on approx.
0.648 ACRES
(0.262 HA)

54
BEDROOMS
34 of which benefit
from ensuite
washrooms

88 MANCHESTER RD, AUDENSHAW, MANCHESTER **M34 5GB**

SUITABLE FOR REDEVELOPMENT for various uses (subject to planning consent), including:

- CARE AND NURSING
- SPECIALIST CARE/SUPPORTED LIVING
- SENIOR LIVING
- EDUCATION FACILITY AND RESIDENTIAL



SUBSTANTIAL VACANT RESIDENTIAL CARE HOME EXISTING BUILDING EXTENDS TO CIRCA 20,800 FT² GIA

54 bedrooms, 34 of which benefit from ensuite washrooms.

Freehold site of approximately

0.648 acres (0.262 ha)

Previously registered with the Care Quality Commission as a residential care home providing personal and specialist care for older adults with dementia for a maximum of 54 service users.

Suitable for redevelopment for various uses, including:

**care and nursing,
specialist care/
supported living,
senior living,
education facility
and residential,**
(subject to
planning consent).

OFFERS IN REGION OF

£1,800,000
(ONE MILLION,
EIGHT HUNDRED
THOUSAND POUNDS)

Exclusive of VAT
and Subject
to Contract



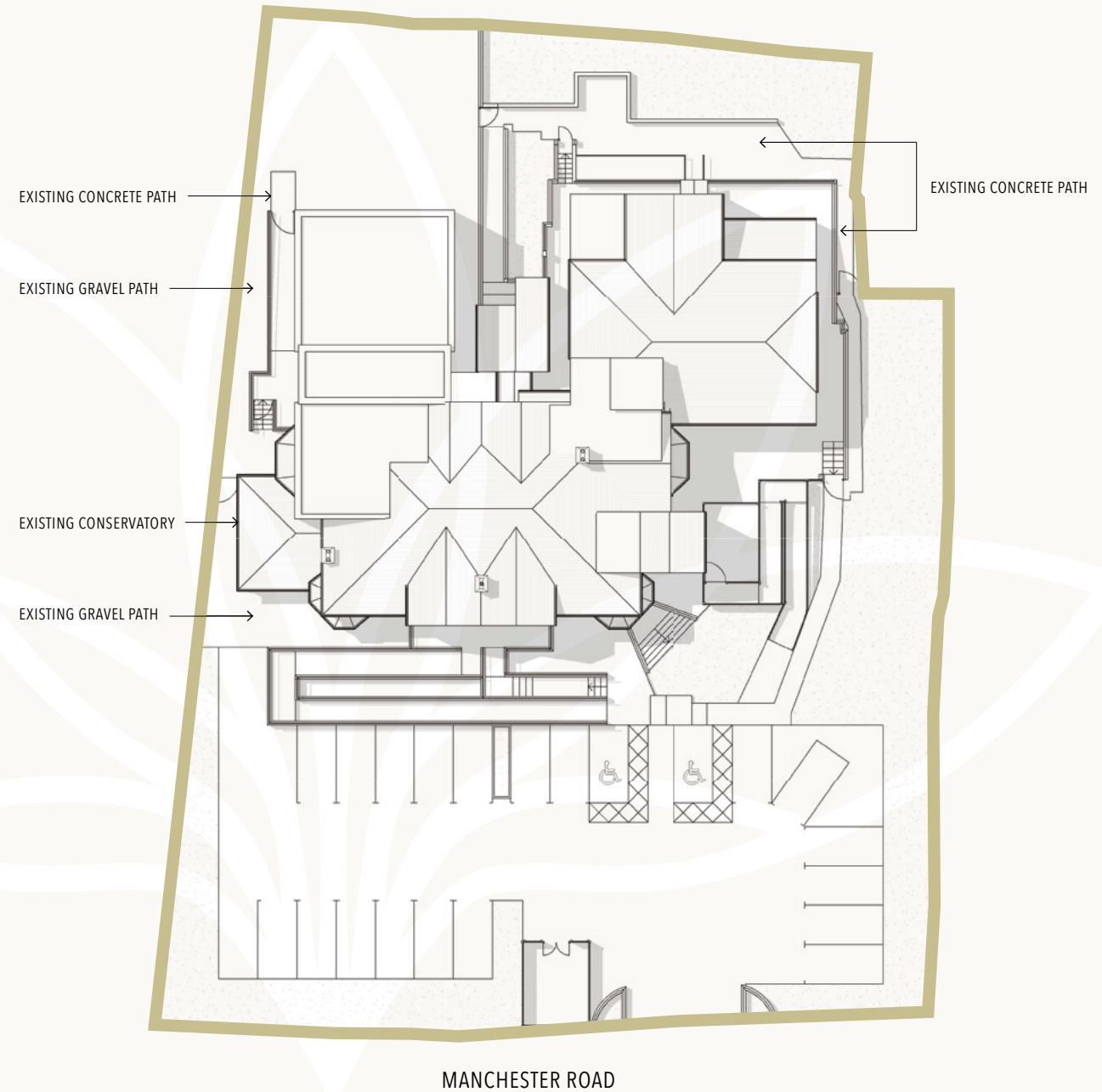
THE FORMER FAIRFIELD VIEW CARE CENTRE INCORPORATING THE ELMS IS A SUBSTANTIAL THREE-STOREY VACANT FORMER RESIDENTIAL CARE HOME COMPRISING A TOTAL OF 54 BEDROOMS, EXTENDING TO CIRCA 20,800 FT² GIA.

The property was an original residential Victorian home with a circa 1990s extension with accommodation at basement, ground, first and second floors. 34 of the 54 bedrooms benefit from an ensuite washroom. The building provided a range of facilities for the staff and service users, including communal lounges, offices, dining areas, laundry rooms and a conservatory.

The site is relatively flat and extends to 0.648 acres (0.262 ha) with clear boundary markings and a surface car park with 20 parking bays. Access is derived via Manchester Road (A635) to the North. The grounds are lawned to the western side with a patioed garden to the rear of the building.



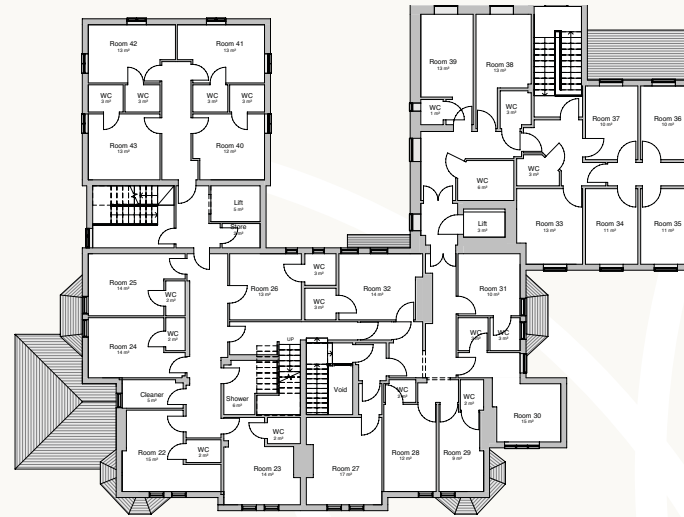
THE SITE EXTENDS TO
0.648 ACRES (0.262 HA) WITH
A SURFACE CAR PARK PROVIDING
20 PARKING BAYS.



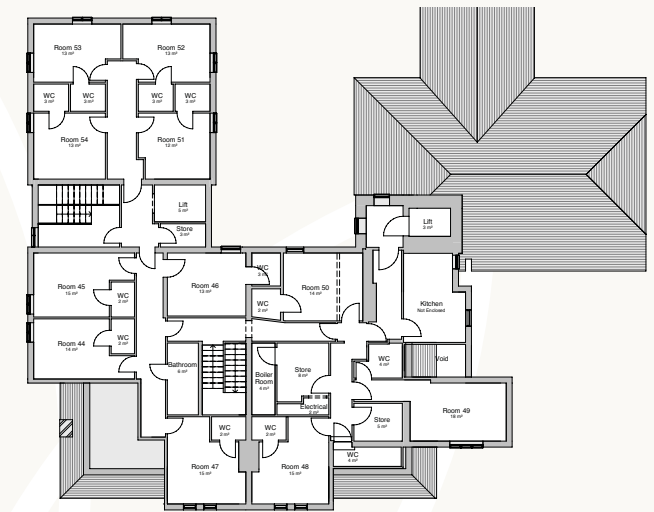
THE ELMS		FAIRFIELD	
Floor	Bedrooms	Floor	Bedrooms
Ground	4	Basement	12
1st	9	Ground	5
2nd	11	1st	13



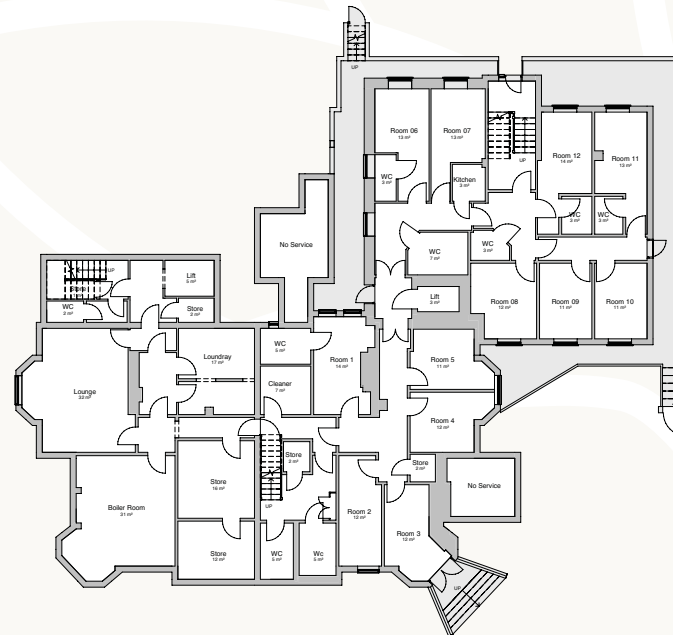
FIRST FLOOR



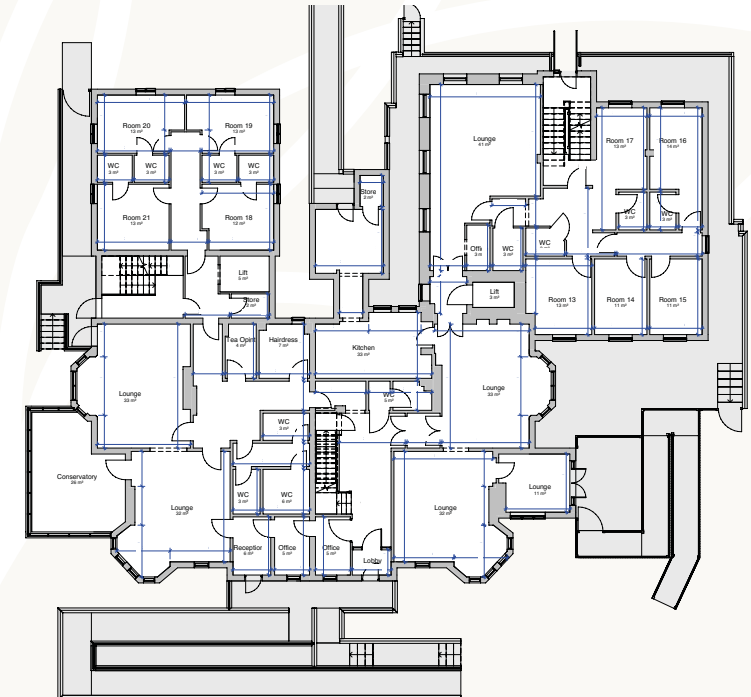
SECOND FLOOR



BASEMENT



GROUND FLOOR



THE SUBJECT PROPERTY FRONTS MANCHESTER ROAD IN AUDENSHAW, APPROX. 4 MILES EAST OF MANCHESTER CITY CENTRE.



Audenshaw is a market town located in the Metropolitan Borough of Tameside, Greater Manchester, positioned approximately 4 miles east of Manchester City Centre, 4.4 miles northeast of Stockport Town Centre and 4.7 miles southwest of Oldham Town Centre. Audenshaw is a residential suburb of Manchester which benefits from a fantastic array of amenities, reputable nearby schools and excellent rail, tram and road transport links.



The Property enjoys a strategic location, situated prominently on Manchester Road (A635), which leads directly into the heart of Manchester, in journey times of approximately 20 minutes. The scenic Audenshaw Reservoirs and Memorial Garden are situated southeast of the property. The opportunity is bound by Manchester Road (A635) and residential housing to the north, a traditional red brick branch pub to the east with further residential housing to the east, south and west. The site can be accessed via Manchester Road (A635) to the North.



BY CAR

Manchester City Centre
20 MINS (4.3 MILES)
Stockport Town Centre
18 MINS (8.1 MILES)
Oldham Town Centre
20 MINS (7.2 MILES)
Bury Town Centre
26 MINS (14.7 MILES)
Rochdale Town Centre
30 MINS (12.3 MILES)
Manchester Airport
22 MINS (14.9 MILES)
Liverpool City Centre
1 HR 5 MINS (37.7 MILES)



BY TRAIN

from Fairfield Station
Manchester Piccadilly
9 MINS



BY METROLINK

from Audenshaw Station
Ashton-under-lyne
8 MINS
Manchester Piccadilly
20 MINS
Manchester Airport
50 MINS
Rochdale Town Centre
1 HR 10 MINS



PLANNING

We consider the Property may be suitable for redevelopment for an alternative use subject to planning consent being granted. The site is currently allocated as Use Class C2, which relates to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. We understand there is a TPO (1140509). The site doesn't have a specific allocation under the unitary development plan. There is currently no emerging local plan. The property sits within flood zone 1 and has a low probability of flooding from rivers and the sea. There are no buildings on the site which are listed. We consider the Property may be suitable for redevelopment for an alternative use subject to planning consent being granted.

EPC

Fairfield View Care Centre has an energy rating of C, with the EPC Valid until the 6th of March 2026 (Certificate number 9764-3082 0066-0800-1921). The EPC details the property type as C2 Residential Institutions - Hospitals and Care Homes, extending to 1754 sq. mts. It is recommended that any purchaser undertakes their own due diligence regarding the total floor area.

TENURE

The property is registered with the land registry and is held Freehold (GM96800).



FURTHER INFORMATION



OFFERS IN REGION OF
£1,800,000
(ONE MILLION,
EIGHT HUNDRED
THOUSAND POUNDS)

Exclusive of VAT
and Subject
to Contract



FAIRFIELD VIEW

88 MANCHESTER RD, AUDENSHAW, MANCHESTER M34 5GB

VIEWINGS

Viewing of the site is available by roadside inspection at any time. On-site access to the site can be arranged by prior notice through the sole agents at WT Gunson.

Jack McCabe

Jack.McCabe@wtgunson.co.uk
07584 046 458

Neale Sayle

neale.sayle@wtgunson.co.uk
07760 160 321



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk