

For Sale

Upon instructions of the Administrators

LANDWOOD
GROUP



Carson House, Stamford Street, Stalybridge, **SK15 1JZ**

Former 45 Bed Care Home

- Site approximately 0.21 Hectares (0.51 Acre)
- Approximately 1789.12 sq.m (19,258 sq.ft)
- Within walking distance to town centre
- Adjacent to residential area
- Development potential STP

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Location

The property is prominently located fronting Stamford Street (A6018) at its junction with Blandford Street. The town centre, local amenities and its public transport links are within 5 minutes' walk. Stalybridge lies approximately 1.75 miles to the east of Ashton-under-Lyne.

Manchester city centre is approximately 8 miles to the west and access to the motorway network at Junction 23 of the M60 is within 2.5 miles.

Description

Period property dating from the 1870s and believed to have been extended in the 1990s. It was last used as a 45-bedroom care home that ceased trading during the autumn of 2018. The original building is over three floors, with the extension over two (with attic accommodation). The property has development potential subject to obtaining the necessary consents.

At the rear is a car park that can accommodate approximately 20 cars. The site is approximately 0.21 Hectares (0.51 Acres).

Accommodation

Lower Ground Floor		
Kitchen, Laundry, Activities / Training room, Staff Room, WC's		
Ground Floor		
20 x bedrooms, 2 x lounge / dining rooms, Kitchenette, Bathroom, Shower Room, WC's, Medication room, Sluice, 2 x offices, Nurse Station, Entrance hall with reception		
First Floor		
25 x bedrooms, 2 x lounge / dining rooms, Kitchenette, Bathroom, Shower Room, WC's, Medication room, Sluice		
Attic		
5 x rooms		
Section / Floor	Sq m	Sq ft
Original building		
Lower ground	211.31	2,275
Ground	460.09	4,952
First	460.09	4,952
Extension		
Ground	282.43	3,040
First	282.43	3,040
Second	92.78	999
Totals	1,789.12 Sq m	19,258 Sq ft

Tenure Information

The premises are held freehold under title number GM433422.

Planning

We understand from informal discussions with the local planning office that in principal and subject to planning the property may be suitable for a variety of alternative uses. Interested parties should contact Tameside Council:

<https://www.tameside.gov.uk/planning/applications>

Tel: 0161 342 8355

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in excess of £650,000

EPC

To be confirmed.

Viewings

Strictly by appointment.

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Date of particulars: April 2020



Front Elevation



Western Elevation



Rear View



Parking Area



Example Bedroom



Promap