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**FOR
SALE**



CARE HOME SUITABLE FOR A VARIETY OF USES S.T.P.

0.166 hectares (0.41 acres)

1,006 m² (10,829 ft²)

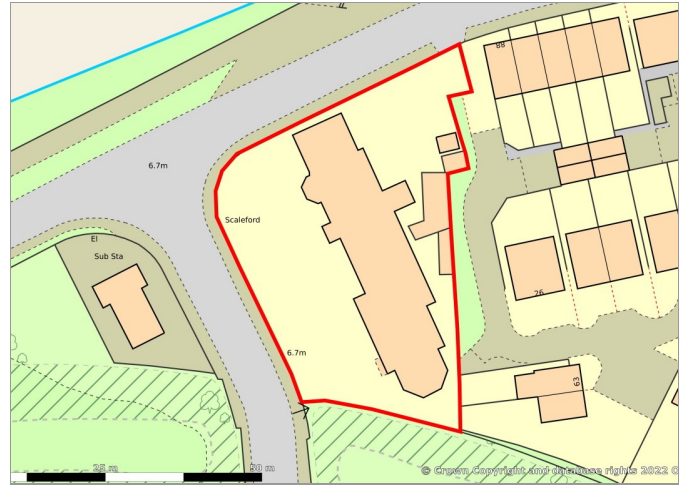
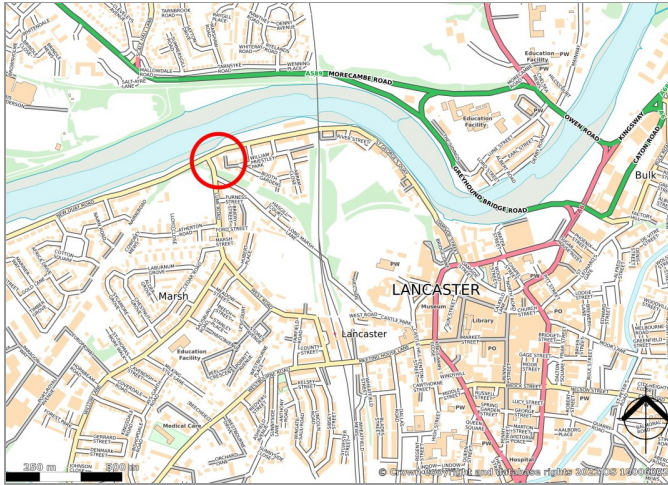
**Scaleford Care Home
Lune Road
Lancaster
LA1 5QT**

- Rare Substantial Freehold
- Close to City Centre and Railway Station
- Excellent profile with views over the River Lune
- Suitable for a range of uses S.T.P.

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 LA1 1ET



Location

The property is situated at the junction of Lune Road, New Quay Road and St Georges Quay less than 1 mile north west of the City Centre.

The site enjoys a 180 degree view of the River Lune with the newly completed St Georges Quay housing development to the east and Lancaster Cricket & Sports Club to the west.

The immediate area comprises predominantly housing albeit some existing and proposed business space lies further to the west.

Description

The property is a detached dementia Care Home providing 32 beds over 2 floors being of mainly stone construction beneath pitched slate roof.

The accommodation is predominantly cellular with several dining and sitting rooms together with kitchen, laundry, office and store rooms.

The building benefits from mixed LED and spot lighting, mixed timber and UPVC windows, gas fired central heating with newly installed fire alarm system.

Externally the property benefits from a good sized car park and garden.

Accommodation

The premises offer a net internal floor area of approximately 1,006 m² (10,829 ft²).

The site area has been estimated to extend to circa 0.166 hectares (0.41 acres).

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities if redevelopment is proposed.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Title information is available upon request.

Rating

The premises have a council tax band of G.

Interested parties are, however, advised to make their own separate enquiries with the local authority Lancaster City Council – ctax@lancaster.gov.uk.

Planning

The site and premises up until recently were occupied as a dementia care home and therefore benefits from planning consent generally falling within class C2 of the Town & Country Planning (Use Classes) Order.

Plans have previously been developed to expand the existing premises but ultimately the application didn't progress. Further information is available upon request. Since then the immediately adjacent Persimmon St Georges Quay development has been completed.

It is believed that the site and premises have potential for additional or full redevelopment for a variety of uses, subject to securing planning permission.

Interested parties are advised to make their own enquiries of the local planning authority, Lancaster City Council – developmentcontrol@lancaster.gov.uk.

Method of Sale

Conditional or unconditional offers are invited for the freehold interest subject to the nature of the scheme.

Energy Performance Certificate

Energy performance certificate (EPC)		
Scaleford Retirement Home Lune Road LANCASTER LA1 5QT	Energy rating B	Valid until 11 June 2025 Certificate number: 0960-7900-0375-0910-8024

Property type C2 Residential Institutions - Hospitals and Care Homes

Total floor area 753 square metres

Rules on letting this property

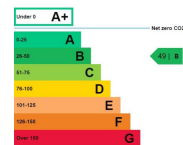
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 | B**

If typical of the existing stock **81 | D**

VAT

We understand that the purchase price will NOT be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Legal costs

Each party to be responsible for their own legal fees incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson/Harry Holden

Email: mac@eckersleyproperty.co.uk

hjh@eckersleyproperty.co.uk