



**For Sale by Auction**  
Thursday 16th May 2024



**WATLING**  
REAL ESTATE



**Vacant freehold 22 bedroom care home on 0.4 acre, situated in desirable residential locality, with residential conversion potential subject to planning**

**Ashdale Care Home, 42 The Park, Mansfield, Nottinghamshire NG18 2AT**

GUIDE PRICE:

**£475,000+**  
PLUS FEES

## LOCATION

The property occupies a prominent position on a private tree lined roadway, within a desirable residential location within Mansfield. The surrounding area consists of principally substantial detached properties on generous plots.

Situated approximately 1 mile from Mansfield Town Centre, The Park connects with the A60 Woodhouse Road via Park Avenue, which leads directly into the town centre.

Mansfield is a busy market town approximately 12 miles north of Nottingham, 19 miles north-east of Derby and 20 miles south-east of Sheffield. Road connections are good, with the A38 / M1 intersection being approximately 7 miles distant.

## DESCRIPTION

Ashdale Care Home comprises a substantial vacant 22-bedroom care home which has recently closed, originally built in the early 1900's, with more recent single and 2- storey extensions.

Extending to approximately 8,126 sq.ft. (755.20 sq.m.) on a 0.4 acre plot, the property is set back from a private roadway beyond a tarmac car parking area with enclosed large garden to the rear.

All of the bedrooms have wash hand basins, and 7 of the bedrooms have WC ensembles. The property benefits from an 8- person passenger lift, multiple staircases to the upper floor and gas central heating.

The property is considered suitable for alternative uses including residential (subject to planning).



## ACCOMMODATION

### Ground Floor:

11 bedrooms (all with wash basin and 2 with WC ensuite), open plan living / communal area, office accommodation, communal / assisted bathroom, 2 communal WCs and sluice, kitchen, staff break out area, conservatory extension and ancillary storage accommodation.

### First Floor:

11 bedrooms (all with wash basin and 5 with WC ensuite), communal / assisted bathroom, 2 communal WCs, communal seating area and storage accommodation.

### Outside:

Car park to the fore and enclosed large garden to the rear.

## EPC

The property is rated B (50).

## TENURE

Freehold.

## PLANNING

All enquiries regarding potential alternative uses can be directed to Mansfield District Council on 01623 463 463 or email [mdc@mansfield.gov.uk](mailto:mdc@mansfield.gov.uk).

## VIEWINGS

Strictly by appointment with Bond Wolfe Auctions.



# CONTACTS

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