



**Carlton Manor - 23 Parkfield Road
Manningham, Bradford
BD8 7AA**



FOR SALE

**Active and Substantial Detached Premises
Being a Former 24 Room Care Home, Being Grade II Listed and Occupying a Total Site
Area of Approximately 0.305 Hectares (0.753 Acres)
Suitable for a Variety of Alternative Uses
Subject to Necessary Planning Consent Being Obtained**

PRICE – Offers in the Region of £650,000 Subject to Contract

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LOCATION

The property is situated on Parkfield Road, close to its junction with Oak Avenue, in a predominantly residential area. The building is immediately to the rear of the former Bolton Royd Bradford College Campus, which we understand has now been sold for residential purposes and, is surrounded by a large number of other substantial former detached residential properties, utilised for a variety of predominantly residential uses.

In the immediate vicinity is the Dubrovnik Hotel, the Park Hotel, Cartwright Hotel, Oak Lodge etc.

DESCRIPTION

The property comprises a substantial Grade II Listed former dwelling, which was constructed between 1850 and 1860 and has subsequently been converted to provide a 24 bedroom care home with ancillary accommodation and includes an additional area suitable for extension and conversion.

The property was previously registered for 29 residential and, occupies a total site area, grounds and gardens of 0.305 hectares (0.753 acres).

The ground floor provides an entrance hallway, leading to ornate inner hallway with staircase, living rooms, dining rooms, kitchens and bedrooms. Above this, there is a large first floor again with a number of bedrooms, attic storage facilities and basement kitchen, boiler room, laundry area and toilets.

To the rear of the main building is an annex, known as "The Nunnery" which has lain disused for some time, but is considered suitable for conversion into additional living areas.

The property is considered suitable for a variety of alternative uses, subject to necessary planning and listed building consents being obtained.

ACCOMMODATION

The property offers the following accommodation:

Basement Area

- Kitchen
- Storage Areas
- Boiler Room
- Laundry Area
- Toilets
- Ironing Room

Ground Floor

- Entrance Hallway
- Inner Hallway with Staircase
- Lounge Area
- Dining Room
- Offices
- 8-Bedrooms
- Bathroom
- Toilet Facilities
- Day Room

First Floor

- Landing Areas
- 15-Bedrooms
- Toilets
- Bathroom

Attic

- Storage Areas and Toilet Facilities

Rear Annex

- 2-Storey Extension with Attic Area suitable for Additional Accommodation or Use

External

- Substantial Garden Areas
- Gated Driveway with On-Site Car Parking
- Mature Trees

RATING ASSESSMENT

The property is currently deleted from the rating list and will require reassessment upon occupation.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Offers in the region on £650,000 are sought for the freehold interest subject to contract with vacant possession.

VAT

The property is not registered for VAT and will not attract VAT on the sale.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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