

DEVELOPMENT OPPORTUNITY

Former Silver Lodge Care Home

Chapelton

Sheffield

South Yorkshire

DC CARE REFERENCE: 4692

- REGISTERED FOR 32
- LOCATED IN DESIRABLE AREA ON PRIVATE ROAD
- POTENTIAL FOR A NUMBER OF USES INCLUDING
 - ELDERLY CARE
 - SPECIALIST CARE
 - INDEPENDENT/SUPPORTED LIVING
 - CONVERSION
 - COMPLETE REBUILD

FREEHOLD GUIDE PRICE £600,000



Situation

This former care home is located in the desirable Chapelton area of Sheffield, on a private road with a number of very attractive residential properties in the immediate vicinity.

The Property

The building is a large building, believed to date back to Victorian or early Edwardian times and sits centrally in a good sized plot with surrounding landscaped gardens. It is constructed of brick, with a later extension added to the rear.

Opportunity

We consider this to provide a number of opportunities. The existing building could be reconfigured and converted to provide specialist care, larger independent living units or apartments. Alternatively, a complete rebuild may be a consideration, providing a larger purpose built care home. DC Care has sight of a report confirming that all of these are potential options for the site and this could be made available to seriously interested parties. The grounds, totalling 0.75 acres provide ample scope for any development project.

The planning consultation document provides details on a number of schemes, including:
Family housing (C3 use)
Apartments / flats (C3 use)
Care / assisted living / extra care (C2 or C3 use)

The site is only 550m from Chapeltown train station, so there are excellent local transport links and we are given to understand that there is good general policy support for residential development (care or otherwise).

Potential Redevelopment Option (apartments)

The consultation document referred to earlier in these sales details includes an option for an entire site redevelopment to apartments. We have provided an outline of this as a guide to the potential offered by the site. This option could include up to 29 apartments, over both three and two stories to match the existing building height. It would comprise of 12 x 1 bed apartments and 17 x 2 bed apartments. There would be retained community amenity space and 16 car parking spaces.

Potential Redevelopment Option (family housing)

The consultation document also outlines the potential for family housing, with 2 x 4 bed homes and 3 x 5 bed homes, each with a dedicated driveway, garage and significant garden areas.

Potential Redevelopment Option (care home)

The third option is the replacement of the existing building with a purpose built care home, constructed in an L-shape with 3 and 2 storey sections, providing 31 apartments. These could be for over 55's housing, or for independent/supported living. Again, the retention of external amenity space and car parking has been included in the initial outline document.

Current Accommodation

The property has four floors, including a basement and attic. Accommodation is arranged over two floors. As well as bedrooms, there are a number of day spaces, including lounges, dining rooms, a large conservatory, kitchen and laundry.

The main entrance hall retains the original staircase and throughout the building, there are original features. Bedrooms vary in size, as expected for a home that was a residential dwelling. Whilst the rooms were not measured at the time of our visit, initial opinion is that they all comply with current room size requirements.

The ground floor has 13 bedrooms, large commercial kitchen, dining room and living areas, a conservatory, office and administration space and several bathrooms. The first floor has 15 bedrooms, an office, tea lounge, further bathrooms, laundry rooms and storage. In addition, there are several outbuildings, parking and storage areas.

Current Registration

Although closed, the home retains its registration for 32 residents and under the terms of The Health and Social Care Act 2008, this would be reviewed by the Care Quality Commission upon change of ownership. No approach should be made to them without the prior consent of the vendor.

Services

We are given to understand by our vendor clients that the property has the benefit of full mains services with gas fired central heating. At the time of our visit, we were informed that the services had been capped off but could easily be reinstated.

Viewing

Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor.

Finance

Finance facilities can be arranged for first time buyers, expanding groups and corporate operators. DC Care has the expertise and financial contacts to obtain for purchasers the very best commercial mortgages. Please contact Head Office on 01937 849268.

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

58

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 791
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 181.12

Benchmarks

Buildings similar to this one could have ratings as follows:

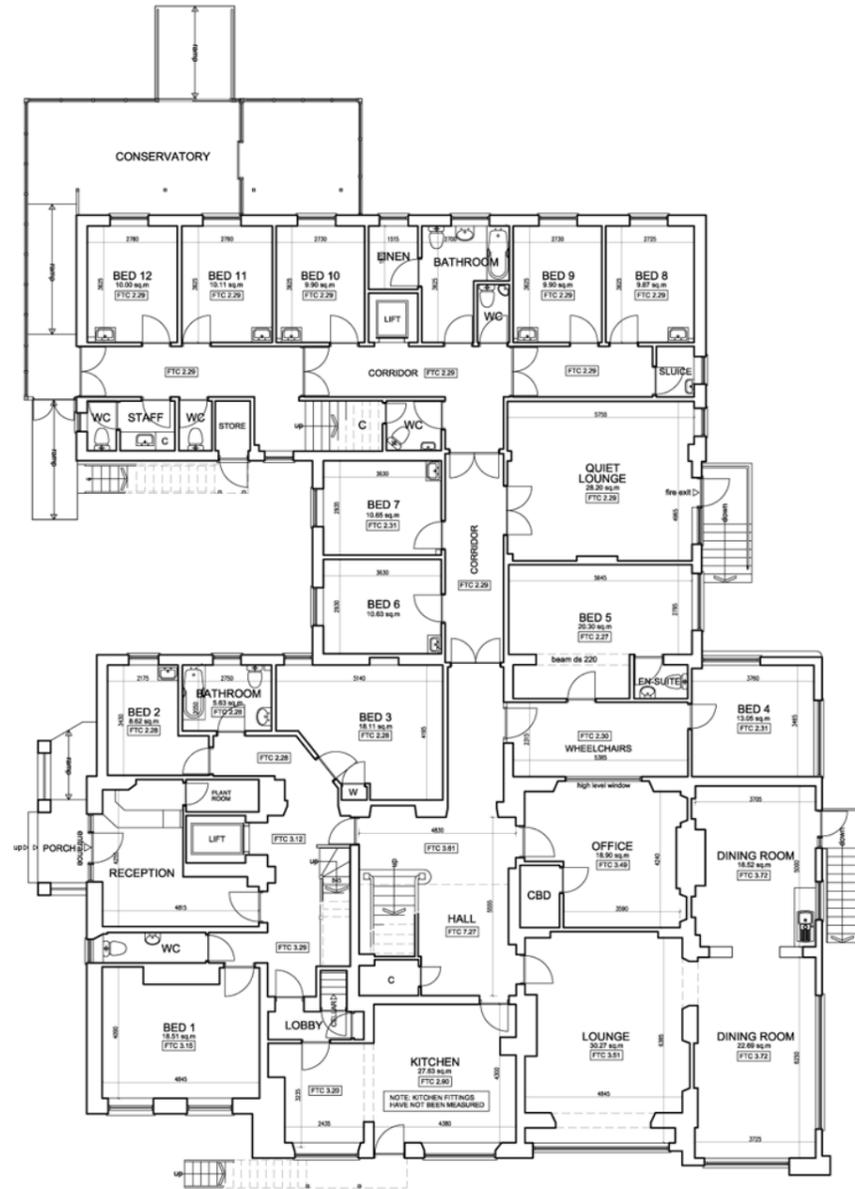
31 If newly built

92 If typical of the existing stock

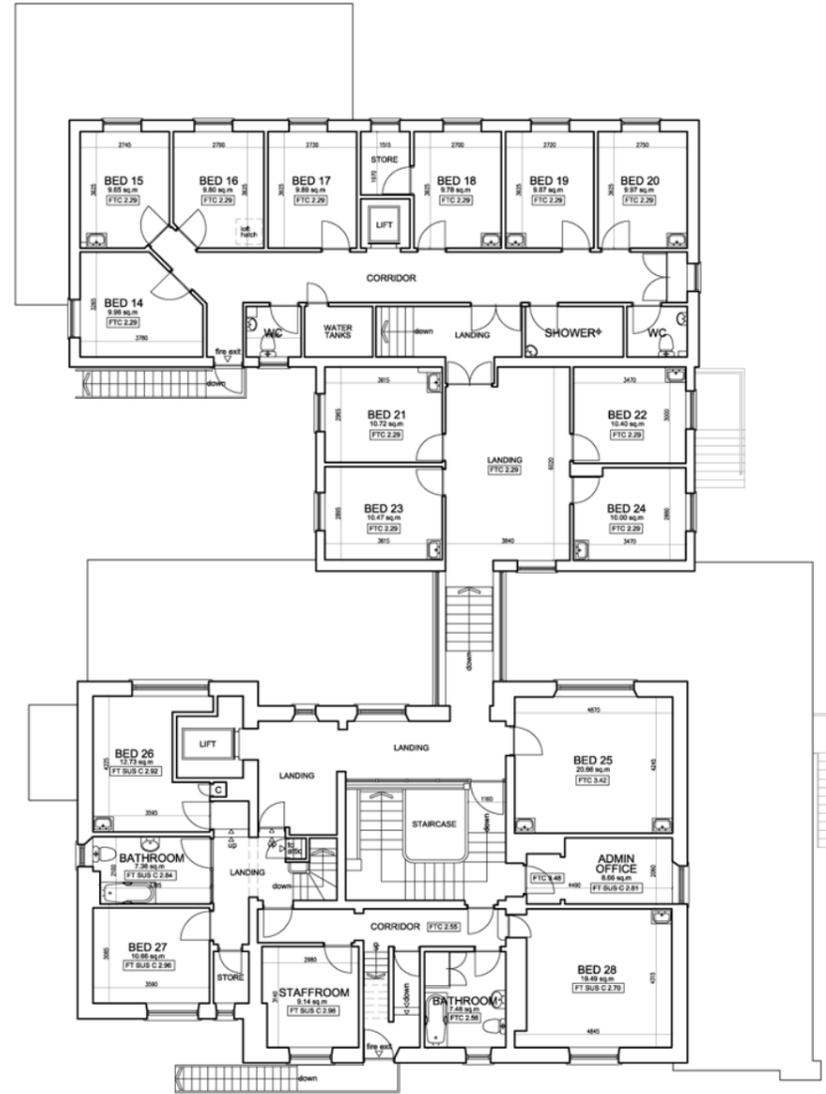
[Photographs](#)



Floor Plan



GROUND FLOOR PLAN



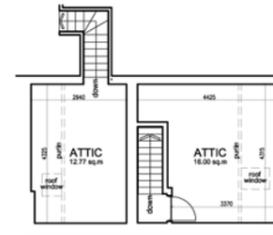
FIRST FLOOR PLAN



CELLAR



CELLAR



ATTIC

GROUND FLOOR:	
FLOOR AREA	525 sq.m
12 SINGLE BEDROOMS	
TOTAL LOUNGE AREA	58.47 sq.m
TOTAL DINING ROOM	41.21 sq.m
2 BATHROOM	
4 W.C'S	
FIRST FLOOR:	
FLOOR AREA	390 sq.m
15 SINGLE BEDROOMS	
2 BATHROOMS	
1 SHOWER ROOMS	
2 W.C'S	
TOTAL	
FLOOR AREA	915 sq.m
27 SINGLE BEDROOMS	
TOTAL LOUNGE AREA	58.47 sq.m
TOTAL DINING ROOM	41.21 sq.m
4 BATHROOMS	
1 SHOWER ROOM	
6 W.C'S	
NOTE: CELLAR & ATTIC FLOOR AREAS ARE NOT INCLUDED IN THE ABOVE	

SCALE BAR:
0m 1m 2m 3m 4m 5m

REV	DATE	
 SEVEN DESIGN BUILD 20 Bridgforth Road Wombourne Staffordshire WV5 6AA Tel: 01902 894517 Fax: 07773 895438 Email: BRINCLEYHOMES@AOL.COM		
SILVER LODGE 12 HOUSLEY LANE SHEFFIELD S35 2UD		
CLIENT AKARI CARE LTD		
DRAWING SURVEY FLOOR PLANS		
DRAWN	CHECKED	APPROVED
CAD	SCALE 1/100 @A1	DATE 22.1.13
DRAWING NO.	1709/S1	

SILVER LODGE

Offers

As with all Estate Agents, DC Care is subject to the Anti Money Laundering Regulations 2017. This means that we have to obtain and hold identification and proof of address for both sellers and buyers of businesses we are marketing. Additionally, we are required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence we would request you to identify anyone who you would consider to have a beneficial interest. Where appropriate, the source or destination of funds may also be requested. Without this information, we will be unable to proceed with any offers you might make.

Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, DC Care may liaise with you for further/other documentation.

Individual identity documents

We will require one document from List A and one recent document from List B dated within the past 3 months.

LIST A - IDENTITY DOCUMENT

- Current signed passport
- Valid UK driving licence
- EEA member state identity card

LIST B - PROOF OF ADDRESS

- Utility bill
- Mortgage statement
- Bank / building society statement
- Valid UK driving licence (if not used for List A as ID)
- State pension benefits book
- Home or motor insurance certificate
- Current local authority tax bill / tenancy agreement
- Solicitors letter confirming house purchased/ land registration
- NHS Medical card

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Any initial questions arising should be writing (or email) and should be addressed to:

Alison Willoughby Email: awilloughby@dccare.co.uk

Lisa Rushworth Email: lrushworth@dccare.co.uk

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