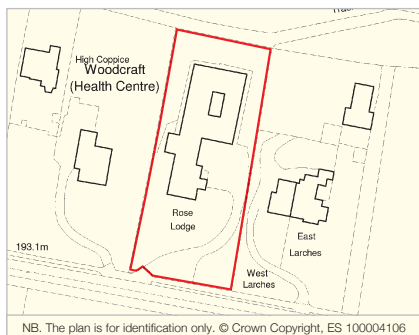


Penrith Eden Grange Care Home, Beacon Edge, Cumbria CA11 8BN

- **A Freehold Detached Former Care Home**
- Providing Thirty-Six Bedrooms and Communal Facilities
- Forecourt Car Parking
- Passenger Lift
- Occupying Grounds extending to Approximately 0.409 Hectares (1.010 Acres)
- Possible potential for Change of Use and/or Reconfiguration/Development subject to obtaining all necessary consents

Vacant Possession



Tenure
Freehold.

Location

The property is located on the north side of Beacon Edge, to the east of its junction with Salkeld Road. A range of shops and restaurants is available in Penrith to the south-west. Penrith Rail Station is approximately 1.2 miles to the south-west. The A66 and M6 Motorway are easily accessible. Penrith Golf Club and Centerparcs Whinell Forest are close by. The Lake District National Park, North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales National Park are all accessible.

Description

The property comprises a detached former care home arranged over basement, ground and two upper floors. The property is arranged to provide 36 bedrooms together with communal facilities. The property benefits from a passenger lift, car parking and grounds extending to approximately 0.409 hectares (1.010 acres). The property may afford possible potential for alternative uses and reconfiguration/development, subject to obtaining all necessary consents.

Accommodation

Basement – Store Rooms

Ground Floor – Thirty Bedrooms, Two Lounges, Kitchen, Dining Room, Hair Salon, Two Offices, Reception, Two WCs, Shower Room/Bathrooms, Laundry Room, Sluice Room, Storage Room

First Floor – Six Bedrooms, Bathroom

Second Floor – Meeting Room, Office, Kitchen, Bathroom, Two Store Rooms

A copy of the floor plan is available on our website.

Planning

Local Planning Authority: Eden District Council.

Tel: 01768 817817.

The property may afford possible potential for change of use and/or reconfiguration/development, subject to all necessary consents being obtained. Prospective buyers are deemed to have made their own enquiries in this regard.

To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Building

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.