

FOR SALE

FORMER CARE HOME RARE OPPORTUNITY

**Approx. 9,700 SQ FT
(901.2 SQ M)**

- Rare Freehold Opportunity
- 0.34 Acres (0.14 Hectares)
- Well maintained Period Building
- Affluent Chapel Allerton Location
- Passenger Lift
- 7 Designated Car Parking Spaces
- Suitable for a variety of alternative uses/ redevelopment STP



**Dyneley House,
10 Allerton Hill
Chapel Allerton,
Leeds
LS7 3QB**

**Offers in Excess of
£1,250,000**

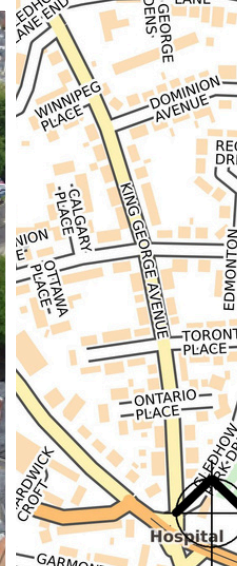
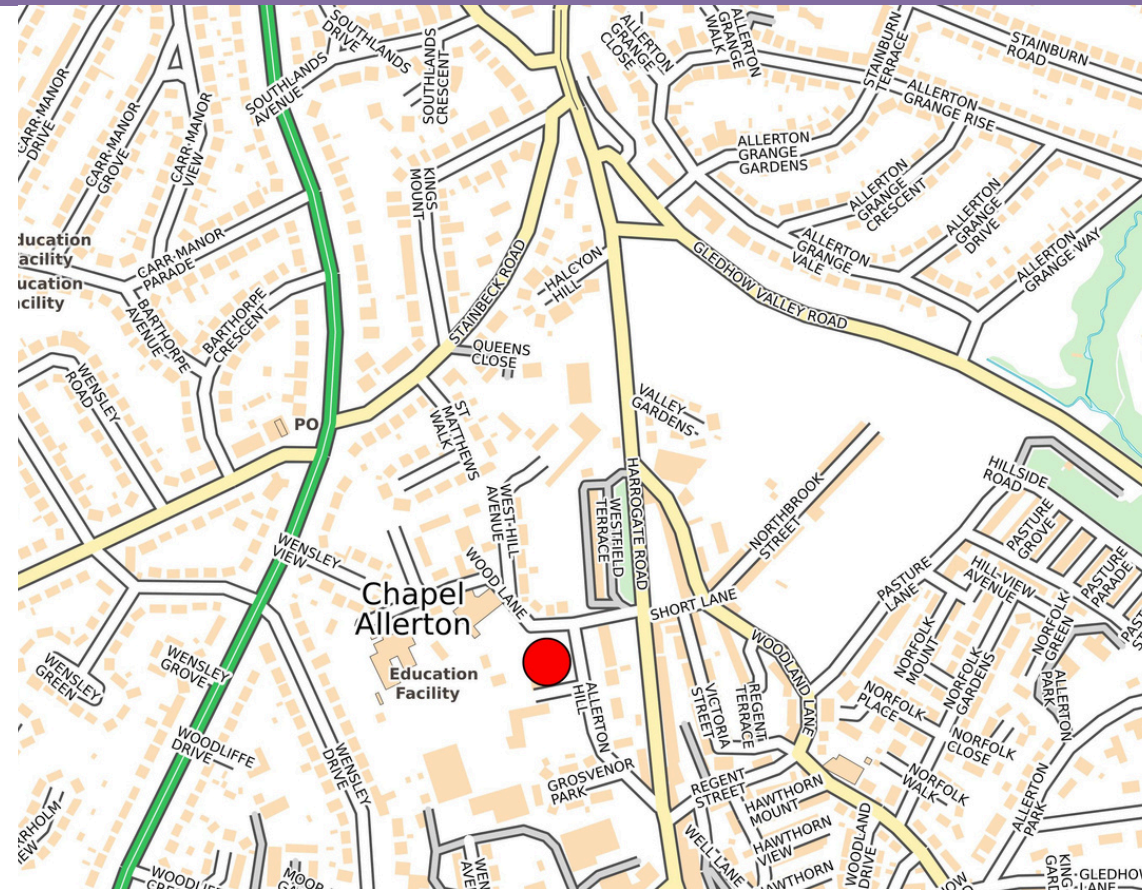


**commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)**

LOCATION

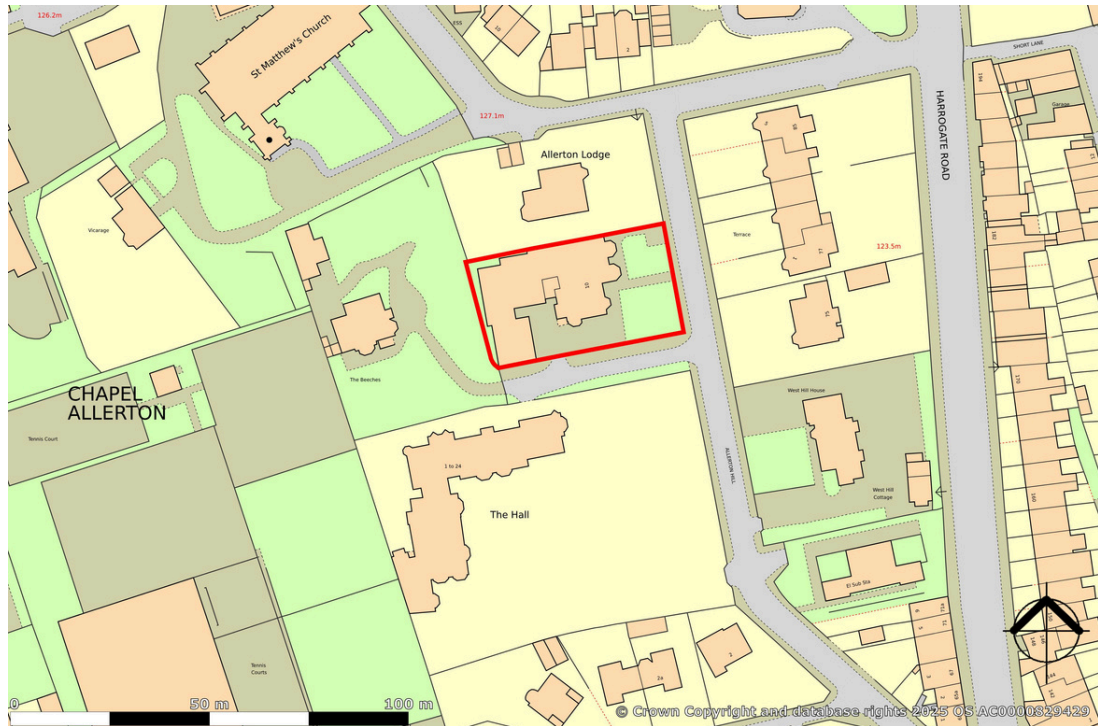
The subject property is Located on Allerton Hill close to the Wood Lane/Harrogate Road junction, within the Chapel Allerton Conservation Area, and on the very fringe the town's vibrant Centre which offers a wonderful variety of amenities including Aldi Supermarket, Starbucks, Greggs and Rudys, along with many popular independent food and beverage operators include The Woods, Brew+Bao and De Baga.

Allerton Hill connects with Harrogate Road (B6159), a main arterial road linking this fashionable suburb with Leeds City Centre (3 miles). Chapel Allerton is a highly sought after residential area and benefits from strong communication links to the wider city



SITE PLAN

- The property has an approximate site area of 0.34 Acres (0.14 Hectare).





DESCRIPTION

Dyneley House is a large two storey, brick built, Victorian villa of significant character, with a basement and attic storey in the roof. There have been several extensions to the main house, most particularly to the rear. Gardens are sited to the front with 7 no. parking spaces to the side.

The property was, until recently, used as a reputable care home for the elderly, providing 22 spacious rooms with ensuite facilities, airy lounge and dining room linked to two substantial conservatories, plus a laundry and a fully fitted commercial kitchen.

As such the property would be suitable (amongst other things) for reuse for other types of care provision, subject to the grant of all necessary consents. The building has benefitted from considerable investment in its fabric over recent years.

The property benefits from a working internal passenger lift.

Externally there is a driveway leading to carparking and beyond that are landscaped grounds surrounded by mature trees. The driveway also provides access to the rear of The Halls Residential Flats and the private dwelling - The Beeches.



LOUNGE AREA



OFFICE



BEDROOM

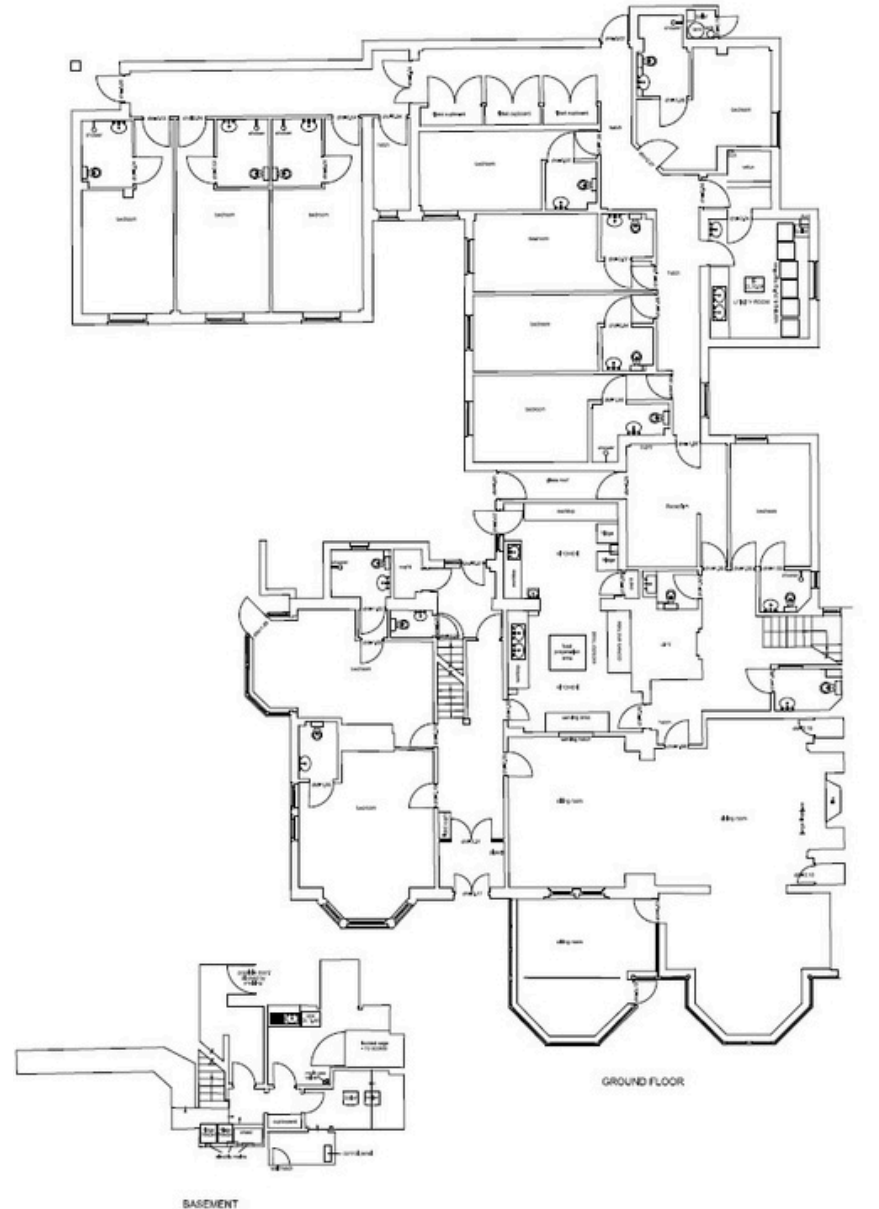


KITCHEN



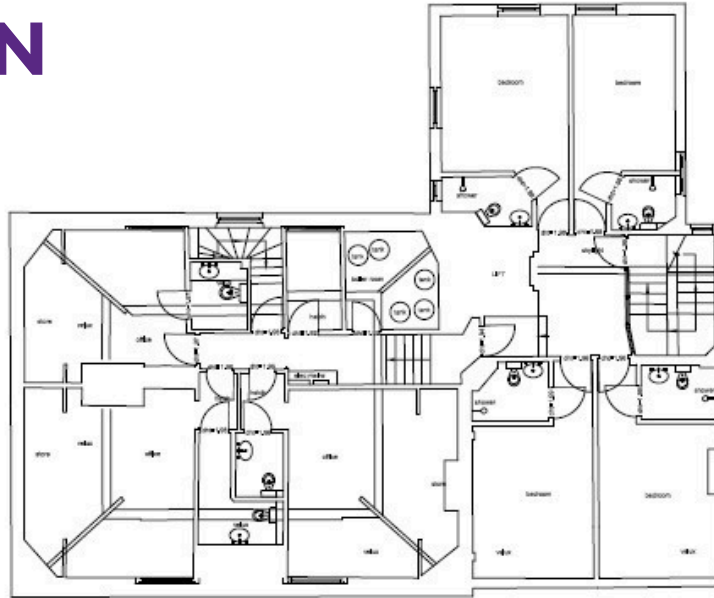
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, we understand the unit provides an approximate gross internal area of 9,700 sq ft (901.2 sqm).

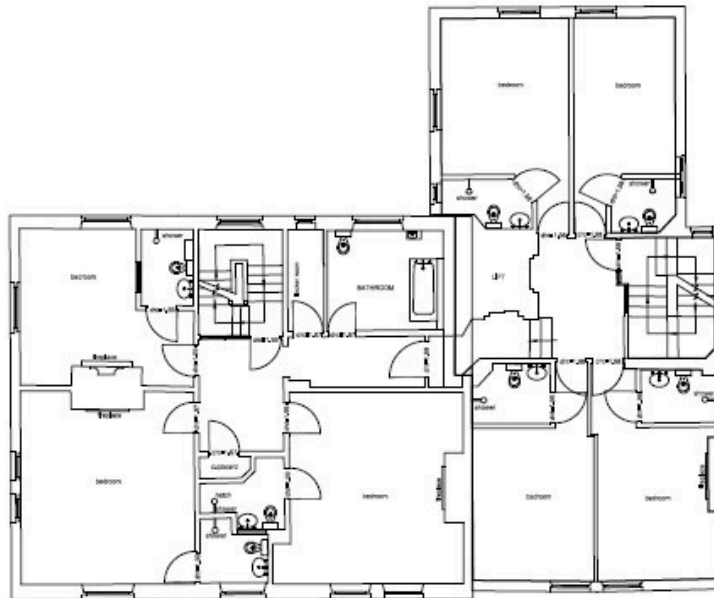


NTS @ A4
Basement & Ground Floor Plans

ACCOMMODATION



SECOND FLOOR



FIRST FLOOR



EPC

The EPC for the property is currently being re-assessed.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which, if applicable, will be charged at the prevailing rate.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

We are inviting offers in excess £1,250,000 for this unique opportunity.

COUNCIL TAX

We understand the property currently falls within Leeds City Council Tax Band G.

DATA ROOM

Data room available upon request.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■