

SCALESCEUGH HALL FOR SALE



UNIQUE DEVELOPMENT OPPORTUNITY

GRADE II LISTED EDWARDIAN COUNTRY HOUSE IN MATURE GROUNDS

Scalesceugh Hall (including Dower House), Carleton, Carlisle CA4 0BT

Upon the instructions of Wellburn Care Homes Limited

DESCRIPTION

The subject premises comprise of a unique opportunity to acquire a substantial Grade II Listed Edwardian country house, mainly built in the early 20th Century with parts dating back to the 17th Century.

Previously operated as a charitable residential care home the premises would lend itself to a variety of uses, subject to the relevant consents.

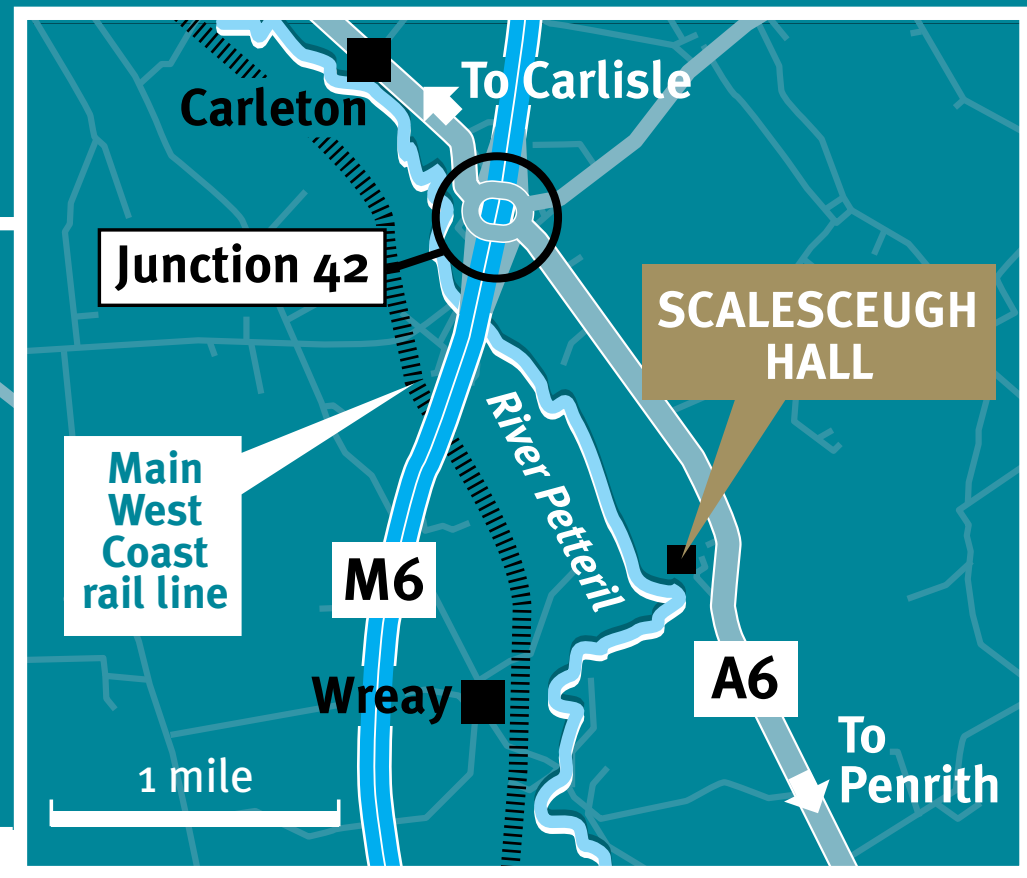
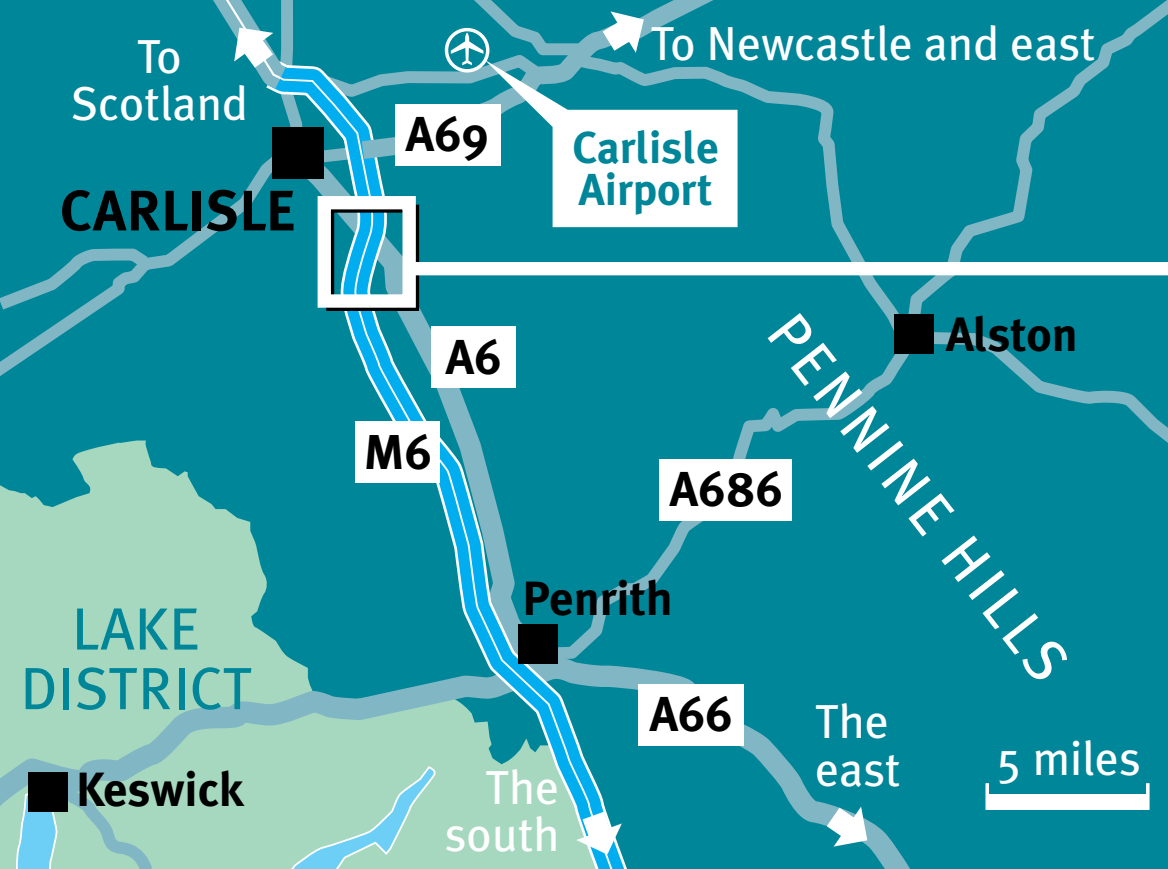
The main premises are constructed of stone with the accommodation spread over two floors, offering a selection of reception / lounge / dining rooms, bedrooms, bathroom facilities and offices. Furthermore, there is a modern single storey Day Centre located to the rear.

Internally the accommodation offers a wide selection of period features of historical interest.

Scalesceugh Hall offers extensive car parking and is accessed via a private driveway, which is also shared with 5 executive homes which have previously been built to the rear, within the former grounds.

The site as a whole is set within extensive landscaped formal gardens including woodland.





LOCATION

LESS THAN 2 MILES FROM THE M6, AND 5 MILES FROM CARLISLE

POST CODE
FOR SAT NAV, TABLETS
AND MOBILES
CA4 0BT

Scalesceugh Hall is located in Carleton, 5 miles south east of Carlisle City Centre.

The surrounding area is principally agricultural with a small element of residential accommodation and farm buildings. Situated 2 miles to the south west is the small village of Wreay offering local amenities. Vehicular access is via the A6 which leads directly to the M6 (J42), less than 2 miles away to the north. Penrith is around 18 miles to the south.



*OUTLINE SHOWN FOR
IDENTIFICATION
PURPOSES ONLY AND
IS NOT A PRECISE
REPRESENTATION.

ACCOMMODATION

From computerised Pro-Map plans, the following areas have been calculated. (G.E.A.)

	sq ft	sq m
Scalesceugh Hall, including Dower House (ground and first floor)	17,030	1582.14
Day Centre	2138	198.63
Pavilion	1769	164.35
Garages	756	70.23
TOTAL	21,693	2015.35

(All areas approximate)

SITE AREA

The site extends to an area of circa 1.21 ha (3 acres) or thereabouts.

SERVICES

The site benefits from mains water and electric, with drainage being offered by a private treatment plant. The existing heating is serviced by an oil fired system.

(All interested parties should satisfy themselves with the local services providers).

PLANNING

The subject site and premises have planning permission for the conversion to a 47 bed Residential Care Home with six associated Close Care Cottages to be constructed within the grounds (Renewal of previously approved permission 10/0643)

Application reference: 13/0799

Full details relating to the application and associated Section 106 Agreement can be provided upon request.

FURTHER INFORMATION

The following information is available to all interested parties upon request.

■ Legal ■ Planning ■ Technical





PRICE

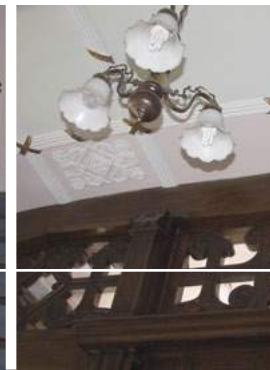
The client is seeking offers in the region of £875,000, subject to contract, for the freehold interest in the land and buildings.

VAT

VAT will not be charged for the sale of the site and premises.

LEGAL/PROFESSIONAL COSTS

The purchaser will be responsible for any legal / professional / architects / investigation fees together with any VAT thereon incurred in the preparation / offer of acquisition of the building. Furthermore the purchaser will be responsible for all vendors reasonable legal and surveyors costs incurred in the preparation and completion of the sale together with any VAT thereon.





DOWNLOADS

- **SITE PLANS:** Phases, areas, boundary
- **PLANS AND SECTIONS:** Close Care Cottages

CLICK TO DOWNLOAD

TABLET USERS, paste this link in browser

<https://www.dropbox.com/sh/7r586xyzt1p4yzj/AAB36bZJ7S3WM8UGzBeZeKka>



SCALESCEUGH HALL FOR SALE



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

JAMES PAIN

T: 0191 229 9517

E: james.pain@frewpain.co.uk

JOHN HALEY

T: 01228 635894

E: j.haley@edwin-thompson.co.uk



MISREPRESENTATION ACT: Frew Pain and Partners and Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract. 2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person in the employment of Frew Pain and Partners or Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor. 4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn. **JUNE 2014.**

© Design, photography and production www.LittleRedRoosterCreative.com. Hatching the potential in property.