



Meadow Road,  
Beeston, Nottingham  
NG9 1JN

**£595,000 Freehold**



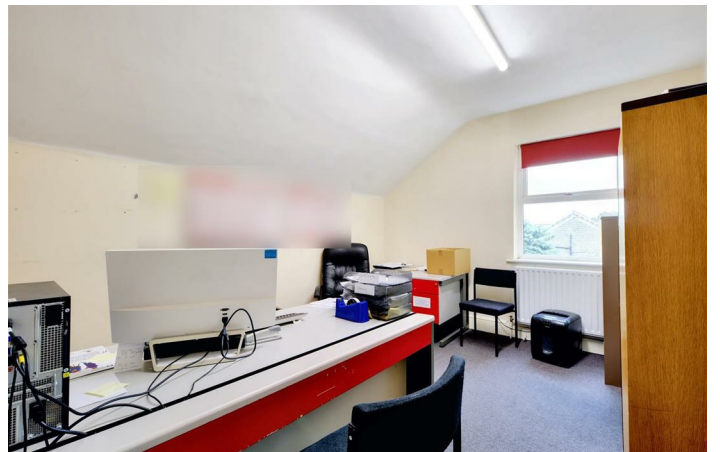
Formerly used as a 15 bedroom care home. This large and versatile building now offers an excellent development opportunity with Planning Permission granted for conversion to 6 flats.

Situated on a generous corner plot with potential for extensions or construction of further buildings, subject to the necessary Planning Consents. This large and versatile building could be used for a variety of residential or commercial purposes, subject to the necessary consents.

Extensive accommodation spanning over 3 floors with communal areas such as reception, kitchen, lounge, dining room, garden room and treatment room, bedrooms and then staff facilities and storage.

The property benefits from extensive parking and a garden to the side and rear of the property.

Available to the market with the benefit of chain free vacant possession, being situated in a sought after residential location within walking distance of Beeston town centre and train station. This unique property truly is an opportunity well worthy of viewing.



**Entrance**  
Double uPVC doors lead to a reception.

**Reception**  
15'5" x 10'8" (4.72 x 3.27)  
Inset ceiling spotlights, radiator.

**Inner Hallway**  
Radiator, stairs to first floor landing, understairs cupboard.

**Bedroom**  
14'9" x 10'2" (4.51 x 3.11)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**Bedroom**  
18'4" x 14'10" into bay (5.60 x 4.54 into bay)  
uPVC double glazed bay window, radiators, wall mounted wash hand basin inset to vanity unit, access to hallway and lift.

**WC**  
Wall mounted wash hand basin, WC, radiator, part tiled walls, extractor fan, uPVC double glazed window.

**Laundry Room**  
13'5" x 6'7" (4.11 x 2.02)  
Plumbing for washing machine, wash hand basin inset to vanity unit, radiator, extractor, uPVC double glazed door to the exterior.

**Lounge**  
30'4" x 20'7" decreasing to 15'3" (9.27 x 6.28 decreasing to 4.66)  
uPVC double glazed windows to the front and side, 3 x radiators, fuel-effect electric fire with Adam-style surround.

**Dining Room**  
23'8" decreasing to 13'6" (7.22 decreasing to 4.14)  
uPVC double glazed window, 3 x radiators.

**Garden Room**  
15'2" x 12'10" (4.64 x 3.92)  
uPVC double glazed windows, patio doors to the rear garden, 2 x radiators, air conditioning unit.

**Kitchen**  
13'10" x 10'11" plus door recess (4.24 x 3.33 plus door recess)  
Double sink with double mixer taps, wall mounted wash hand basin, uPVC double glazed window, door to the exterior, appliance space.

**Store Room**  
10'9" x 6'2" (3.28 x 1.88)  
uPVC double glazed window, 2 x wall mounted "Worcester" boilers.

**Bathroom**  
13'4" x 6'3" (4.08 x 1.91)  
uPVC double glazed window, radiator, WC, pedestal wash hand basin, bath, part tiled walls.

**Bedroom**  
15'1" x 8'3" (4.60 x 2.53)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**Treatment Room**  
13'10" x 11'10" (4.23 x 3.62)  
Fitted wall and base units, work surfacing, 3 x uPVC double glazed windows, radiator.

**Shower Room**  
8'3" x 8'1" (2.54 x 2.48)  
WC, wash hand basin inset to vanity unit, shower cubicle with mains controlled shower, part tiled walls, uPVC double glazed window, radiator, extractor fan.

**Bedroom**  
11'5" x 9'9" (3.50 x 2.99)  
uPVC double glazed window, radiator, pedestal wash hand basin.

Stairs to first floor landing

**Bathroom**  
13'4" x 9'0" max (4.08 x 2.75 max)  
WC, pedestal wash hand basin, bath, part tiled walls, radiator, uPVC double glazed window.

**Bedroom**  
13'4" x 7'4" (4.08 x 2.26)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**Bedroom**  
11'7" x 10'0" (3.54 x 3.05)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**Bedroom**  
13'3" x 8'1" (4.06 x 2.47)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**Bedroom**  
9'10" x 6'9" plus door recess (3.01 x 2.07 plus door recess)  
uPVC double glazed window, radiator, pedestal wash hand basin.

**WC**  
WC, wall mounted wash hand basin, radiator, part tiled walls, extractor.

**Bedroom**  
17'6" x 7'3" (5.35 x 2.23)  
uPVC double glazed windows, radiator, pedestal wash hand basin.

**Bedroom**  
14'0" x 7'5" (4.28 x 2.27)  
uPVC double glazed windows, radiator, pedestal wash hand basin.

**WC**  
WC, wall mounted wash hand basin, radiator, uPVC double glazed window, part tiled walls, extractor.

**Bedroom**  
11'4" x 10'1" (3.47 x 3.08)  
uPVC double glazed windows, radiator, pedestal wash hand basin.

**Bedroom**  
11'5" x 10'3" (3.50 x 3.14)  
uPVC double glazed windows, radiator, pedestal wash hand basin.

**Bedroom**  
11'8" x 8'10" (3.57 x 2.71)  
uPVC double glazed windows, radiator, pedestal wash hand basin.

**Bedroom**  
14'11" x 13'11" (4.55 x 4.25)  
uPVC double glazed windows, 2 x radiators, twin pedestal wash hand basins.

Stairs to second floor landing

**Loft Space**  
25'3" x 13'6" (7.70 x 4.12)  
Roof light.

**Office**  
14'0" x 10'10" (4.28 x 3.31)  
uPVC double glazed window, radiator.

**Staff Room**  
20'2" x 14'11" (6.17 x 4.57)  
3 x uPVC double glazed windows, radiator, work surfacing, tiled splashbacks, base units, single sink and drainer with hot and cold taps.

**Hairdressing Room**  
14'10" x 7'7" (4.53 x 2.33)  
2 x uPVC double glazed windows, radiator, pedestal wash hand basin.

**Store Room**  
12'2" x 11'0" (3.73 x 3.36)  
2 x uPVC double glazed windows, radiator, pedestal wash hand basin.

**Store Room**  
10'9" x 9'1" (3.30 x 2.78)  
uPVC double glazed window, wash hand basin, radiator.

**WC**  
WC, pedestal wash hand basin, radiator, part tiled walls.

**Sluice Room**  
6'2" x 6'2" (1.90 x 1.89)  
Sluice disposal unit, wall mounted wash hand basin with hot and cold taps, store cupboard.

**Outside**  
To the front the property has steps up to the door and low maintenance frontage. To the side the property has parking. To the rear and side the property has a primarily lawned garden with established shrubs and trees.

**Material Information**  
Freehold  
Property Construction: Brick  
Water Supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Solar Panels: No  
Building Safety: No Obvious Risk  
Restrictions: Uplift Clause- please ask estate agent  
Rights and Easements: None  
Planning Permissions/Building Regulations: All Planning and Regulations  
Has the Property Flooded?: No

**Auction Details**  
The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

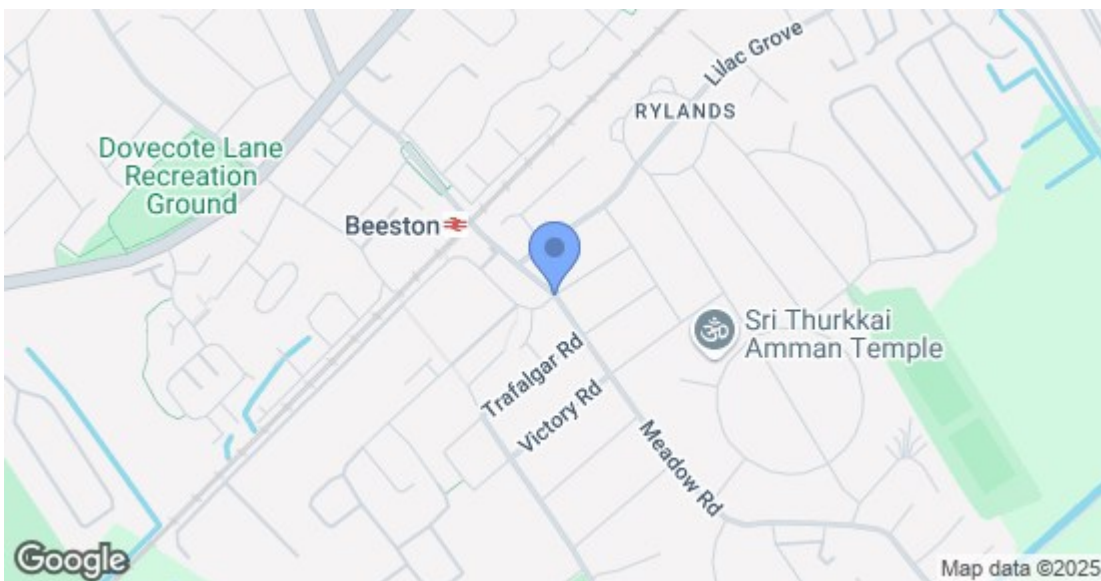
Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

**Auction Deposit and Fees**

The following deposits and non-refundable auctioneers fees apply:





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.