

**Guide Price**  
**£1,200,000**

**Moorlands Hall , Moorlands Road, Dewsbury,  
West Yorkshire WS13 2LF**

- Part purpose built care home extended and reconfigured in 1993
- 32 single bedrooms with en suite WC
- Well specified and spacious accommodation
- Site of 0.34 hectares (0.84 acres)
- Freehold with vacant possession



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## Location

The property fronts onto Moorlands Road, an established residential district which links to the east with the A638 Halifax and to the south with the A644 Aldams Road. The property is approximately 500 yards from Dewsbury Town Centre and as such is within walking distance of all local amenities including the Town's railway station.

Dewsbury is a market town within the Metropolitan Borough of Kirtley in West Yorkshire. The main surrounding towns include Huddersfield (approximately 7 miles to the south west), Halifax (approximately 9 miles to the west), Bradford (approximately 10 miles to the north) and Wakefield (approximately 7 miles to the east).

It is within the Kirklees District which had a population at the 2001 Census of 388,567 of which those over retirement age represent 14.9% (UK 15.9%) and those over 80 years comprise 4.1% (UK 4.1%). Within a 2 mile catchment there is a resident population of 88,903 and those over 65 total 12.2% with 3.1% over 80 years. It is projected that the over 65 years of age population will increase by 4,732 persons or 43.2% and the over 80 age group by 1,338 persons or 47.3% respectively over the next 20 years.

## The Property

Moorlands Hall is a 32 bed two storey part purpose built care home for the elderly. The property comprises an original manor house which has been most recently utilised as a maternity hospital, and then extensively extended and reconfigured in 1993 to its current use. The original manor house is constructed over two storeys with solid sandstone walls under pitched slate roofs, with the modern extension being of traditional cavity wall and clad in a sympathetic sandstone block work. The windows to the original building are single glazed, with the extension having double glazed wooden framed sash windows. The modern extension has a lower ground floor to the north eastern elevation, due to the sloping nature of the site.

## The Accommodation

The accommodation is finished to a very good standard with communal areas and wide corridors. Walls are generally plastered emulsion with carpeted floors and spot lighting. The bedrooms all provide en suite facilities and are decorated to a similar standard. The communal areas comprise of a large living room and a separate dining room on the ground floor with a smaller quiet lounge also on the ground floor with no communal accommodation on the first floor.

The bathing facilities comprise five assisted bathrooms, all with WC facilities. Male and female residents WC's are also provided adjacent to the ground floor dining room.

The kitchen provides a non slip floor and is equipped with commercial grade fixtures and fittings.

The home had been registered for 32 and operated to this capacity from all single en suite bedrooms. Together with day space and ancillary accommodation the home is arranged as follows:-

### Ground Floor

11 single WC en suite bedrooms, assisted bath/WC, staff office, 2 staff WC's, staff room, lounge, store room, handyman cupboard, plant room, treatment room, hairdressers room, linen room, laundry room, disposals room, dining room, catering kitchen with kitchen office, dry store and WC, further lounge, male and female residents WC's.

### First Floor

17 single WC en suite bedrooms, 2 assisted baths/WC's, communal room.

### Second Floor

4 single WC en suite bedrooms, one assisted bath/WC, former snoozelem room, treatment room with kitchenette, cleaners room.

We have not undertaken a full measured survey but have taken spot measurements of the principal rooms. These indicate that single bedrooms range from 14.2m<sup>2</sup> - 24.8 m<sup>2</sup> and day space is 144.3 m<sup>2</sup> which equates to 4.5m<sup>2</sup> per resident.

## Outside

The site is irregular in shape and set on an incline with the front elevation and car park sitting at the highest level. There is level access leading to the front door in addition to pathways which circle the building. The main car park located to the immediate front of the property for up to 20 vehicles. To the side and rear of the home are the main gardens which are part laid to lawn, with mature flower beds, patio areas and trees.

The site extends to approximately 0.34 hectares (0.84 acres).

## Background Information

Moorlands Hall has operated as a care home and was developed and converted by Anchor Trust in 1993 and has been under the present ownership and management since development. We understand that occupancy had remained relatively consistent over the past year with an average of circa 97%. Fees had ranged from £384.55 to £550.96 with an average of £497.98 per week. Our clients have only recently taken the decision to close the home.

## Rateable Value

The care home is exempt from commercial rates but has been assessed for Council Tax purposes within Band H with a liability of £2,655.62 for the year 2008/09. A discount will be available due to its use as a registered care home.

## Planning

The property is currently Class: C2 Residential Institutions: – use and provision of residential accommodation and care for people in need of care. Use as a hospital or nursing home, use as a residential school or college or training centre.

## Services, Plant And Equipment

The property is connected to mains gas, electricity, water and drainage systems and is heated by a gas fired boiler to hot water radiators. We are advised that all relevant hot water outlets are fitted with thermostatic mixer valves but a full audit would be necessary to verify this. There is an 8 person/630kg passenger shaft lift serving ground, first and second floors. The building is fitted with a hardwired nurse call system, smoke/fire detectors and emergency lighting. Furniture, soft furnishings and loose items of equipment such as mobile hoists have been removed from the premises.

## Registration

The home was registered with the Commission for Social Care Inspection (CSCI) now the Care Quality Commission (CQC) Service – Care Home

Capacity - 32

Service user categories - Dementia (DE) – 32 Dementia over 65 years of age (DE(E)) - 32

Moorlands Hall had been assessed as a 2 Star (Good) home.

## Tenure

The property is held freehold.

## VAT

We understand that the property has not been elected for VAT.

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£1,200,000

## Viewing

A number of viewing days are being arranged for prospective purchasers to inspect the property. Please contact the agents for further details or visit [www.savills.co.uk/anchorch](http://www.savills.co.uk/anchorch).

## Method Of Sale

The property is offered for sale by Private Treaty.

## Additional Information

Additional information such as floor plans, Land Registry title plan, former registration details and viewing arrangements are available at [www.savills.co.uk/anchorch](http://www.savills.co.uk/anchorch)

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