



Guide Price: £915,000+

Recently Trading Residential Care Home  
Development Potential (STP)

Delph House  
40 Upper Golf Links Road  
Poole  
BH18 8BY

### OVER-

For sale by online property auction, a residential care home which ceased trading in January 2024, is now available. The property comes with vacant possession and is ready for immediate occupancy.

Featuring 34 operational beds, the care home offers a variety of rooms including single, twin, and ensuite rooms. The ground floor comprises seventeen single beds and two twin rooms, while the first floor hosts fourteen single beds and one twin room.

Constructed primarily of stone with cream painted rendering, the property has dormer windows on both front and rear elevations. Originating from the early twentieth century, the building has undergone various extensions since the 1990s.

Upon entering the main ground floor, bedrooms line the left side of the corridor leading to the lounge and conservatory. The commercial kitchen and additional bedrooms are situated in this section.

## Lot No.2

Auction date: 11 & 12 December

### Overview Continued

On the opposite side of the ground floor, beyond the entrance, are five more bedrooms, a dayroom, and another conservatory.

The main entrance lobby provides access to stairs and a lift leading to the first floor, which primarily consists of bedrooms, along with a linen room, communal WC, and access to the top floor via stairs.

The second floor features offices, storage spaces, a staff kitchen area, a bathroom, and roof voids.

Located in Broadstone, a suburb on the northern outskirts of Poole along the southern coast of Dorset, the property sits between the larger towns of Bournemouth to the east and the Jurassic Coast to the west.

Poole is approximately 5 miles west of Bournemouth, 35 miles east of Southampton, and 47 miles northeast of Winchester.

### FEA-

- For sale by online auction
- Recently traded as a residential care home
- Fixtures and fittings still in situ
- Freehold
- Residential development opportunity
- Guide price: £915,000+
- Approx. 0.75 acre plot
- Approx. total floor area 11,754ft<sup>2</sup>
- Low site density of buildings
- Good provision of onsite car parking

**Development Opportunity**

The property has a low site density, and offers good potential (subject to obtaining planning permission) for residential development and / or conversion of the existing building to flats.

**Floor Area**

Approx. total floor area  
1,071.21m<sup>2</sup> / 11,754ft<sup>2</sup>  
(measurements taken on inspection)

**Chattel Assets**

The in situ chattel assets are available to purchase by separate negotiation.

**Council Tax**

The property is rated in Council Tax Band H  
Council Tax payable (2023/24) is approx. £4,096.48

**Services**

We understand the property to have mains gas, electricity, water and drainage.

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

**Tenure**

Freehold

**Legal Pack**

<https://www.johnpye.auctiondocs.com/>

**Buyer's Premium**

3% (min. £4,500) inc. VAT.

**EPC** - <https://find-energy-certificate.service.gov.uk/energy-certificate/0070-0331-1689-0128-6006>

**Viewings**

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

