

ASSISTED LIVING INVESTMENTS

HUMPHRY DAVY HOUSE
WATH UPON DEARNE, ROTHERHAM, YORKSHIRE



HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM, YORKSHIRE

10%
NET YIELD

- 109 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

HUMPHRY DAVY HOUSE



GOLDEN SMITHIES LANE, WATH UPON DEARNE, S63 7ER

IT IS A DELIGHT TO OFFER THIS DEVELOPMENT OF 109 X APARTMENTS LOCATED WITHIN THIS SPLENDID CONVERSION IN THE AREA OF WATH UPON DEARNE, SHEFFIELD.

THE NEW DEVELOPMENT WILL CREATE 5 X STUDIO APARTMENTS, 95 X ONE BEDS AND 9 X TWO BEDS. ALL NEWLY BUILT TO A HIGH STANDARD IN THIS CONVERTED OFFICE BUILDING.

THIS FOUR FLOOR BUILDING WAS CONSTRUCTED IN 1998 AS AN OFFICE COMPLEX. HUMPHRY DAVY HOUSE IS AT THE EASTERN END OF THE DEARNE VALLEY WHERE MUCH OF THE NEW COMMERCIAL DEVELOPMENT HAS TAKEN PLACE. THE DEARNE VALLEY WAS DESIGNATED AS AN ENTERPRISE ZONE IN 1995. IN THAT TIME, IT HAS BEEN TRANSFORMED BY THE CREATION OF 10,000 NEW JOBS OCCUPYING A WIDE RANGE OF NEW COMMERCIAL DEVELOPMENTS.

THE BUILDING IS NEXT TO THE SHEFFIELD UNIVERSITY CAMPUS FOR NURSES TRAINING.

OTHER OCCUPIERS IN THE IMMEDIATE VICINITY INCLUDE DEARNE VALLEY DAY NURSERY, MORPHY RICHARDS HEAD OFFICE, RBS, DEARNE VALLEY COLLEGE, MAPLIN HEAD OFFICE AND A NEXT DISTRIBUTION CENTRE.

THE AREA HAS EXCELLENT ROAD LINKS WHICH LEAD TO JUNCTION 36 OF THE M1 TO THE WEST AND TO JUNCTION 36 OF THE A1(M) TO THE EAST. MAINLINE RAIL SERVICES ARE AVAILABLE FROM NEARBY DONCASTER, WHILST LEEDS BRADFORD AIRPORT AND DONCASTER AIRPORT ARE WITHIN EASY MOTORWAY DRIVES.

EVERY APARTMENT WILL HAVE AN OPEN PLAN LIVING ROOM AND KITCHEN AREAS WITH HIGH SPEC FITTED UNITS AND APPLIANCES. THE PREMISES WILL ALSO PROVIDE PARKING FOR EVERY APARTMENT.

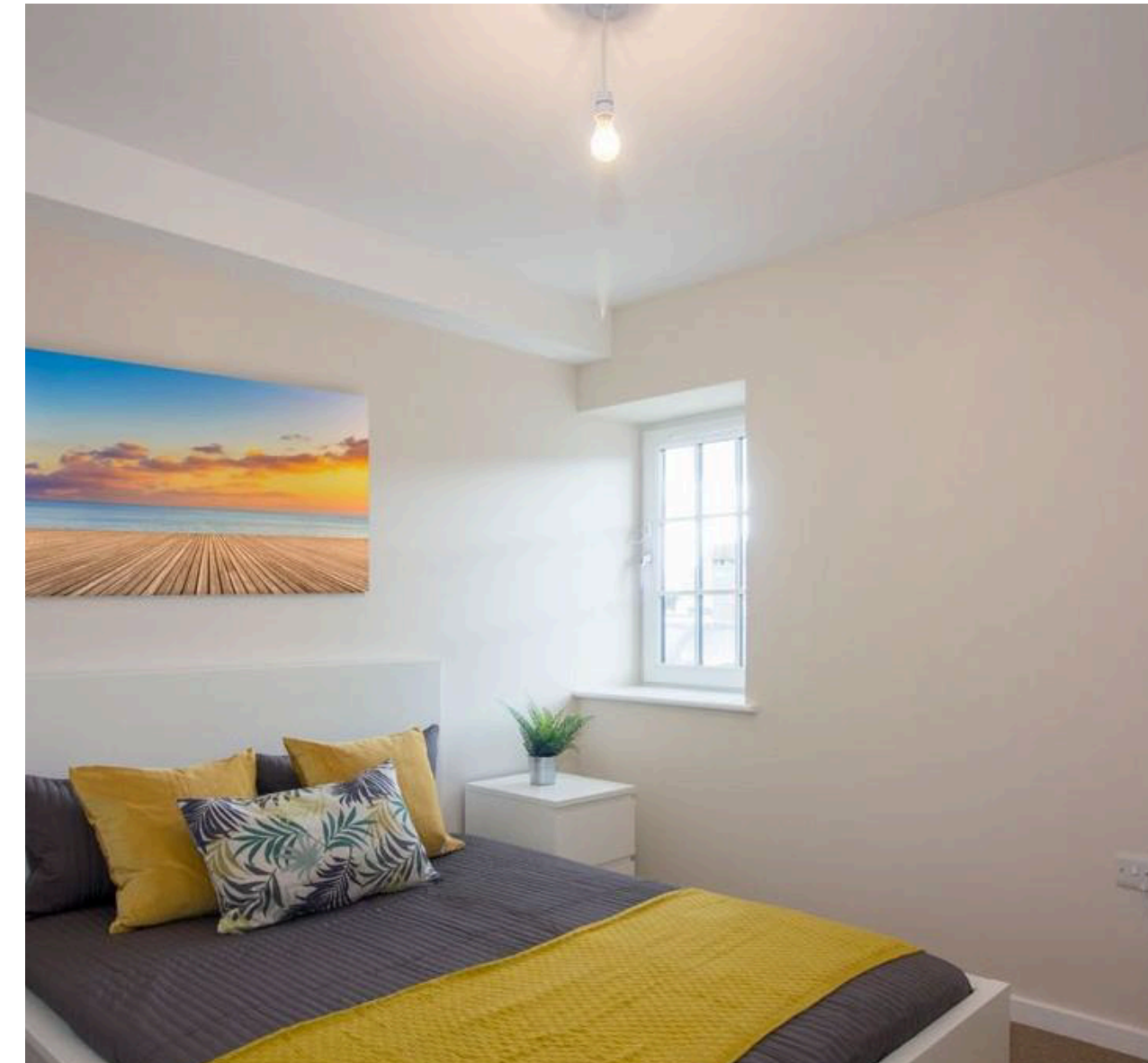
HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM, YORKSHIRE



LIGHT AND SPACIOUS ACCOMMODATION

ALL APARTMENTS IN HUMPHRY DAVY HOUSE ARE SPACIOUS, DELIVERING LARGER THAN AVERAGE ACCOMMODATION. THE CLEVER USE OF NATURAL AND ELECTRICAL LIGHTING, ENSURES THE APARTMENTS ARE LIGHT AND AIRY, PROVIDING TRULY SPECIAL HOMES.



BEAUTIFULLY CRAFTED INTERIORS, EXPERTLY APPOINTED TO SUIT ANY LIFESTYLE.

ALL OF THE STUNNING APARTMENTS PROVIDE READY TO MOVE IN LIVING SPACE THAT WILL SUIT THOSE LOOKING FOR SPACIOUS AND WELL- APPOINTED LIVING, WITH EASY ACCESS TO THE SURROUNDING AREA OF WATH UPON DEARNE AND MEXBOROUGH.

HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM, YORKSHIRE



STUDIO APARTMENT - 5 AVAILABLE

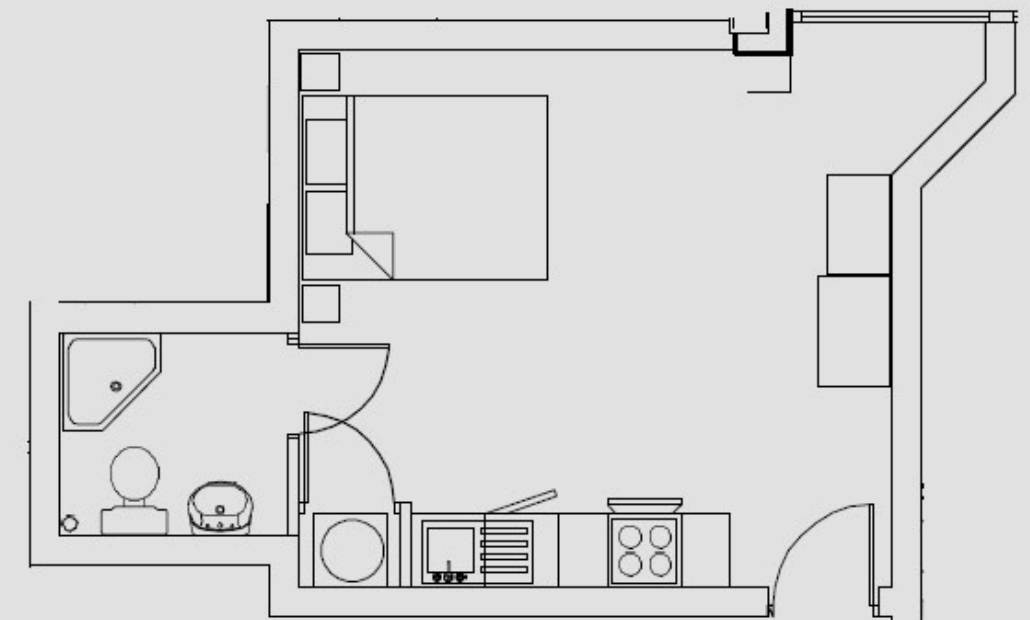
LIVING KITCHEN

WALL MOUNTED HEATER AND TV AND PHONE POINTS. TO ONE END IS A KITCHEN WITH OVEN, INTEGRATED ELECTRIC HOB AND EXTRACTOR WITH SPLASH BACKS. FRIDGE AND STAINLESS STEEL SINK INSET TO WORKTOP. CEILING LIGHT POINTS. WALL MOUNTED HEATER. LARGE GLAZED WINDOWS.

SHOWER ROOM

TILED SHOWER CUBICAL WITH WALL MOUNTED SHOWER, LOW LEVEL WC AND PEDESTAL HAND WASH BASIN. RECESS LIGHTING, LAMINATE FLOOR AND EXTRACTOR FAN

Example



HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM, YORKSHIRE

1 BED APARTMENT - 95 AVAILABLE

LOUNGE

GENEROUS SIZED LIVING AREA WITH WINDOW TO FRONT AND ELECTRIC RADIATOR.

KITCHEN

FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK TILING, AND SOCKETS.

BEDROOM

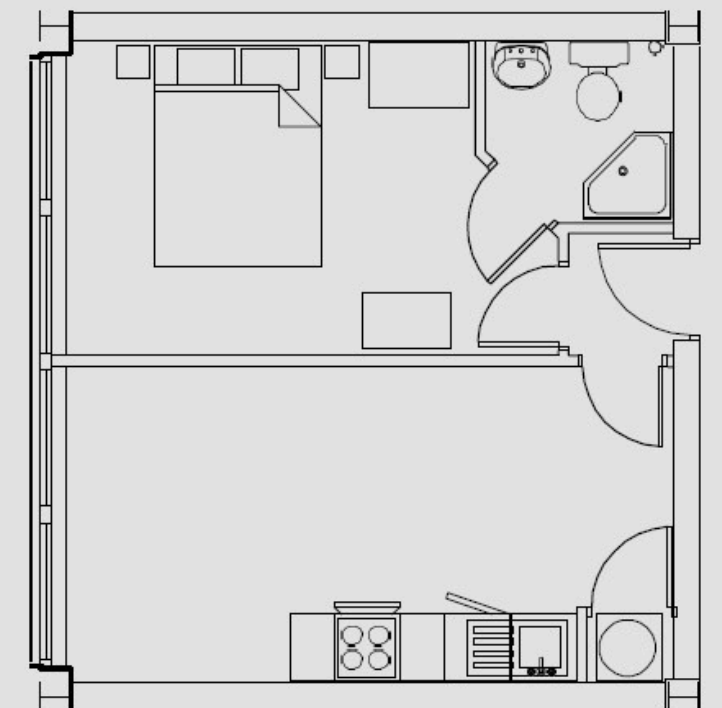
LARGE DOUBLE BEDROOM WITH GLAZED WINDOW TO THE REAR ASPECT. CEILING LIGHT POINT. WALL MOUNTED HEATER.

SHOWER ROOM

TILED SHOWER CUBICAL WITH WALL MOUNTED SHOWER, LOW LEVEL WC AND PEDESTAL HAND WASH BASIN. RECESS LIGHTING, LAMINATE FLOOR AND EXTRACTOR FAN.



Example



HUMPHRY DAVY HOUSE

WATH UPON DEARNE, ROTHERHAM, YORKSHIRE

2 BED APARTMENT - 9 AVAILABLE

LOUNGE

GENEROUS SIZED LIVING AREA WITH WINDOW TO FRONT AND ELECTRIC RADIATOR.

KITCHEN

FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK TILING, AND SOCKETS.

BEDROOM 1

LARGE DOUBLE BEDROOM WITH GLAZED WINDOW TO THE REAR ASPECT. CEILING LIGHT POINT. WALL MOUNTED HEATER.

BEDROOM 2

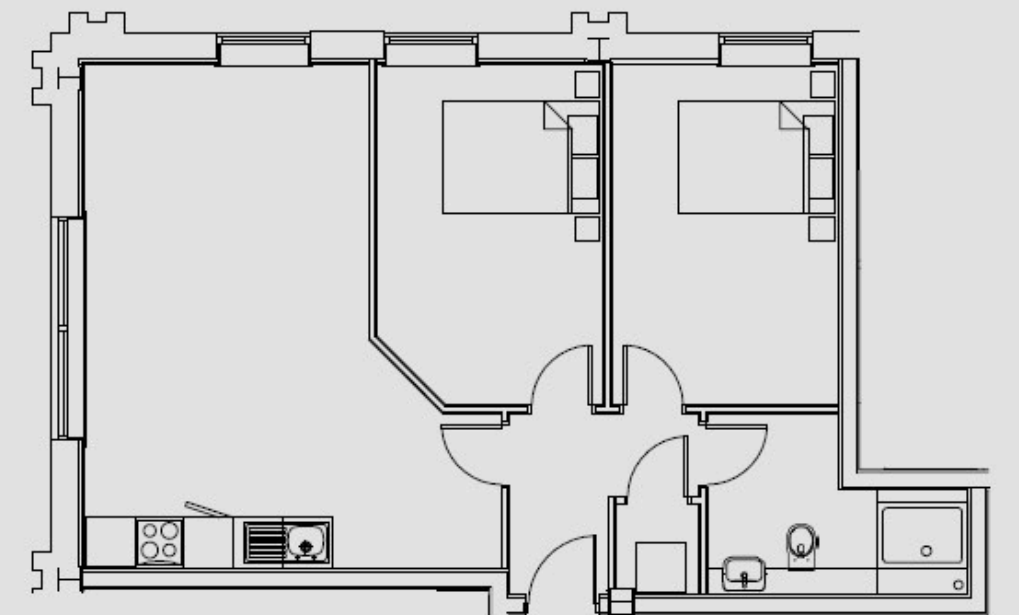
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SHOWER ROOM

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Example



HUMPHRY DAVY HOUSE

THE LOCAL AREA

WATH-UPON-DEARNE IS A SMALL TOWN ON THE SOUTH SIDE OF THE DEARNE VALLEY IN THE HISTORIC COUNTY OF THE WEST RIDING OF YORKSHIRE, ENGLAND. IT HAD A POPULATION OF 11,816 AT THE 2011 CENSUS

POINTS OF INTEREST

HELD EVERY MAY BANK HOLIDAY, WATH FESTIVAL IS THE BIGGEST FOLK FESTIVAL OF ITS KIND IN THE REGION, WITH A GROWING NATIONAL REPUTATION. SOME OF THE BIGGEST NAMES IN THE FOLK SCENE HAVE APPEARED IN RECENT YEARS. IT IS ALSO VERY MUCH A COMMUNITY FESTIVAL WITH TRADITIONAL DANCING, STREET PERFORMANCES, WORKSHOPS, CHILDREN'S FESTIVAL AND THE FAMOUS THROWING OF THE BREAD BUNS FROM THE PARISH CHURCH TOWN.

RETAIL

WATH HAS A SMALL BUT BUSTLING SHOPPING AREA BASED AROUND MONTGOMERY SQUARE, SHOPS INCLUDE, AMONGST OTHERS, WATH SPORTS, BARC ANIMAL RESCUE CHARITY SHOP, AND LILLY POT'S FLOWER SHOP.

THERE IS A POPULAR STREET MARKET HELD EVERY WEDNESDAY IN MONTGOMERY SQUARE.

THERE IS ALSO A LARGE TESCO SUPERSTORE AND A SMALLER ASDA STORE WITHIN WALKING DISTANCE OF THE SQUARE.



HUMPHRY DAVY HOUSE



THE LOCAL AREA

EAT AND DRINK

WATH ALSO HAS A GREAT SELECTION OF PLACES TO EAT AND DRINK, WHY NOT TRY THE PASTURE'S MOO ICE CREAM PARLOUR OR COFFEE SHOP ON CHURCH STREET; IN THE EVENING, VISIT CAFÉ NAAZ, THE INDIAN RESTAURANT ON SANDYGATE.

THERE ARE A NUMBER OF PUBLIC HOUSES IN WATH INCLUDING THE GLASSHOUSE FLAMING GRILL ON SANDYGATE, WETHERSPOONS THE CHURCH HOUSE IN MONTGOMERY SQUARE AND THE WATH TAP A MICRO PUB ON HIGH STREET.

HUMPHRY DAVY HOUSE

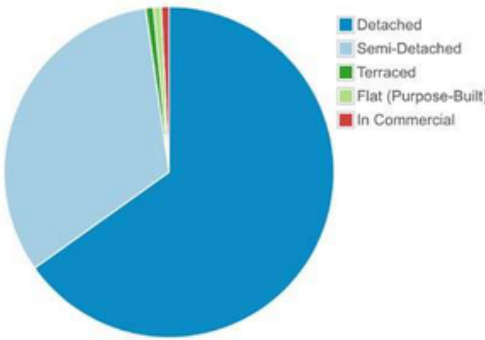
THE LOCAL AREA STATISTICS

BASIC INFORMATION

AREA TYPE - URBAN
LOCAL AUTHORITY - SHEFFIELD
WARD - WATH
CONSTITUENCY - WENTWORTH AND DEARNE
REGION - YORKSHIRE AND THE HUMBER
COUNTRY - ENGLAND

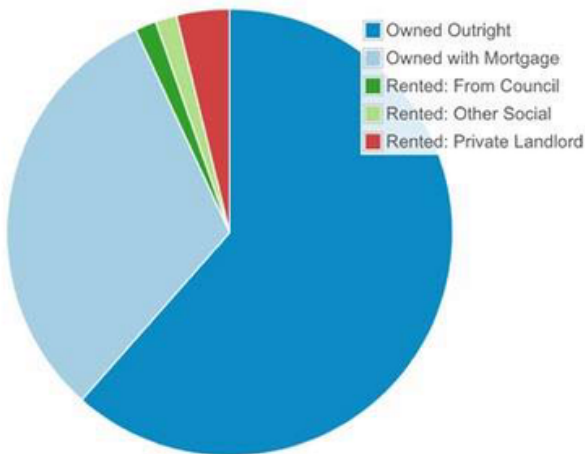
HOUSING TYPES

DETACHED - 86
SEMI-DETACHED - 43
TERRACED - 1
FLAT (PURPOSE-BUILT) - 1
FLAT (CONVERTED) - 0
RESIDENCE IN COMMERCIAL BUILDING - 1
TOTAL - 132



HOUSING TENURE

OWNED OUTRIGHT - 80
OWNED WITH MORTGAGE - 41
SHARED OWNERSHIP - 0
RENTED: FROM COUNCIL - 2
RENTED: OTHER SOCIAL - 2
RENTED: PRIVATE LANDLORD - 5
RENT FREE - 0
TOTAL - 130



THE LOCAL AREA STATISTICS

ECONOMIC ACTIVITY

FULL-TIME EMPLOYEE - 72
PART-TIME EMPLOYEE - 35
SELF EMPLOYED - 23
UNEMPLOYED - 6
FULL-TIME STUDENT - 18
RETIRED - 67
LOOKING AFTER HOME OR FAMILY - 5
LONG-TERM SICK OR DISABLED - 20
OTHER - 3
TOTAL - 248

