

SOLE AGENCY INSTRUCTION

TENBURY WELLS, WORCESTERSHIRE



DC CARE REFERENCE: 4640

- **FORMER CARE HOME**
- **PREVIOUSLY REGISTERED FOR 16 (OA/DE/RESIDENTIAL)**
- **14 BEDROOMS**
- **IDEAL FOR SPECIALIST CARE**

FREEHOLD GUIDE PRICE £650,000

Situation

Tenbury Wells is a small ancient market town situated in the very north west of Worcestershire on the A456 road. The River Teme, which runs along the edge of the town, separates Worcestershire and Shropshire and the Herefordshire border is less than a mile away. The famous 16th century, Tenbury Bridge, with its bend in the middle, crosses the Teme at one end of the main street and is considered to be the gateway to the town.

Tenbury is about 40 miles south west of England's second major city, Birmingham, and only a few miles from the border between England and Wales. The town nestles peacefully in the beautiful Teme Valley and is set within a short drive of the historic towns of Kidderminster, Hereford, Worcester, Shrewsbury, Leominster and Ludlow.

The Property

The building is a very attractive white rendered property in a beautiful setting.

To the rear are retirement bungalows on a small estate. The owners of the care home also own some of the public space and gardens of the bungalows. We are advised that it may be possible to acquire some of the bungalows if desired.

Accommodation

Accommodation is arranged over 2 floors and can be briefly described as follows:-

Ground Floor:

Lounge
Dining Room
2 Bedrooms
3 bedrooms with en-suite showers
2 Bedrooms with en-suite WC
2 Offices
Kitchen
Laundry
WC

First Floor:

6 Bedrooms
Bathroom
WC

External

The property has a large enclosed garden to the front, which has been landscaped to a high level.

Registration

The home was previously registered for 16 and under the terms of The Health and Social Care Act 2008, the registration will be reviewed by the CQC upon change of ownership. No approach should be made to them without the prior consent of the vendor.

Services

We are given to understand by our vendor clients that the property has the benefit of full mains services with gas fired central heating.

Viewing

Please call D C Care to make an appointment: - 01937 849268. Under no circumstances is a direct approach to be made to the Vendor.

Finance

Finance facilities can be arranged for first time buyers, expanding groups and corporate operators. DC Care has the expertise and financial contacts to obtain for purchasers the very best commercial mortgages. Please contact Head Office on 01937 849268.

Commercial Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ **83** This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	365
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	136.76

Benchmarks

Buildings similar to this one could have ratings as follows:	
44	If newly built
118	If typical of the existing stock

Floor Plans



Offers

As with all Estate Agents, DC Care is subject to the Anti Money Laundering Regulations 2017. This means that we have to obtain and hold identification and proof of address for both sellers and buyers of businesses we are marketing. Additionally, we are required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence we would request you to identify anyone who you would consider to have a beneficial interest. Where appropriate, the source or destination of funds may also be requested. Without this information, we will be unable to proceed with any offers you might make.

Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, DC Care may liaise with you for further/other documentation.

Individual identity documents

We will require one document from List A and one recent document from List B dated within the past 3 months

LIST A - IDENTITY DOCUMENT

- Current signed passport
- Valid UK driving licence
- EEA member state identity card

LIST B - PROOF OF ADDRESS

- Utility bill
- Mortgage statement
- Bank / building society statement
- Valid UK driving licence (if not used for List A as ID)
- State pension benefits book
- Home or motor insurance certificate
- Current local authority tax bill / tenancy agreement
- Solicitors letter confirming house purchased/ land registration
- NHS Medical card

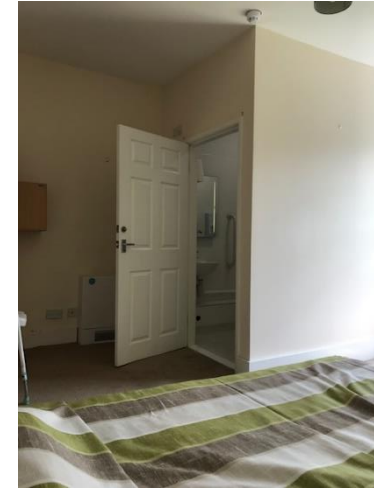
These sales details (including any enclosures and attachments) have been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this document should be reproduced, distributed or communicated to any third party other than your legal advisors (ie Solicitor, Accountant, Finance Broker etc).

Any initial questions arising should be writing (or email) and should be addressed to:

Alison Willoughby Email: awilloughby@dccare.co.uk

Lisa Rushworth Email: lrushworth@dccare.co.uk

Photographs



Disclaimer

DC Care is a trading style of The Franklyn (Developments) Ltd.

DC Care for themselves and the Vendor whose agents they are give notice that:-

These particulars have been prepared in good faith to give a fair overall view of the properties they do not form any part of an offer or contract to the purchaser or any third party and must not be relied upon as statements or representations of fact.

Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

The information in these particulars is given without responsibility on the part of DC Care, Directors or their Clients. Neither DC Care nor any joint agents nor their employees have the authority to make or give any representations or warranties whatsoever in relation to the properties.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumptions should be made that any contents shown are included in the sale nor with regard to parts of the properties which have not been photographed.

DC Care or any joint agents have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the properties are in good structural condition.

Financial information is as provided by our clients and is provided without liability.