

SOLE AGENCY INSTRUCTION

FORMER CARE HOME -STAFFORDSHIRE



DC CARE REFERENCE: 4647

- **CLOSED CARE HOME**
- **STAFFORDSHIRE VILLAGE LOCATION**
- **REDEVELOPMENT OPPORTUNITY (SUBJECT TO PP)**
- **SUBSTANTIAL GEORGIAN CONVERTED FARM HOUSE**
- **28 BEDROOMS**
- **OWNERS/MANAGERS ACCOMMODATION**

FREEHOLD GUIDE PRICE £650,000

Situation

The former care home is located in a small village approximately 3 miles (4.8 km) south of Stafford close to Junction 13 of the M6 motorway.

The Property

Set in an over an acre of pleasant wooded gardens amidst open countryside, the property is a Listed Georgian farmhouse with purpose built modern extensions.

The home was previously registered to accommodate residents with Dementia needs in 28 rooms and all floors can be accessed via passenger and stair lift.

The Opportunity

The Care Home originally opened in 1980, however, it has recently closed and is now being offered to the market with vacant possession.

We believe the home would be suitable for redevelopment to such uses as Assisted Living (subject to the relevant planning consents) or could remain as a Care Home, however re-registration would be required which would be reviewed by the CQC up change of ownership.

Accommodation

Accommodation is arranged over 4 floors and can be briefly described as follows:-

Basement

Storage

Ground Floor:

1 en-suite Shared Bedroom
3 WC's
General Office
Office
Kitchen/Pantry
X 2 Laundry Rooms

Dining Room
10 Single Bedrooms
Managers Office
Lounge
Lounge leading to Victorian conservatory



Stairs and passenger lift leading to:-

First Floor:

3 Shared Bedrooms (2 en-suite)
12 Single Bedrooms
WC
Bathroom



Stairs and Stair lift leading to:-

Second Floor (previously utilised as owners/managers accommodation)

Shower Room
Store Room
2 Shared Bedrooms (1 en-suite)
Kitchen

[External](#)

The property is set in an acre of pleasant wooded gardens amidst open countryside with expansive grounds that attract local wildlife.

The property has ample on-site visitor and staff car parking.



Current Registration

The home was previously registered for 32 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 electricity services and central heating is powered by via LPG tanks.

Viewing

Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor. At the time of viewing, potential purchasers must ensure that they are discreet at all times as residents and staff may not be aware that the Business is being offered for sale.

It is requested that you do not discuss any aspect of the Business until you are in a private situation and that you only speak to the Vendors personally.

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



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

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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

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 reply on their own enquiries by inspections or otherwise on all matters including planning or other consents.

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