

## SOLE AGENCY INSTRUCTION – VACANT CARE HOME - HALESOWEN



**DC CARE REFERENCE: 4663**

- **FORMER RESIDENTIAL CARE HOME**
- **PREVIOUSLY REGISTERED FOR 16 (DE/OA/PD)**
- **VACANT POSSESSION FROM EARLY NOVEMBER**

**FREEHOLD OIRO £400,000**

## VIEWINGS – MONDAY 16TH NOVEMBER 2020

**11AM TO 3PM – BY APPOINTMENT ONLY**

### Situation

The home is located close to the centre of Halesowen in the West Midlands, approximately nine miles from Birmingham and six miles from Dudley.

### The Property

The building is a former residential care home, which has been extended. It was operated as a care home for a number of years and has had only three long term owners. The home is now closing and residents are being re-homed. Vacant possession will be available from early November.

### The Opportunity

The home was purchased by our vendor clients approximately five years ago. Due to a change in circumstances they are now looking to sell.

### Accommodation

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

#### **Ground Floor:**

7 Single Bedrooms  
1 Shared Bedrooms  
Bathroom  
Laundry  
WC  
Pantry  
Kitchen  
Dining Room  
Lounge

Stairs with stair lift leading to:-

#### **First Floor:**

7 Bedrooms (1 en-suite)  
Staff WC  
WC/Shower Room  
Office

### External

At the rear of the home is a secure garden area, laid to lawn, with mature trees and shrubs.

There are raised beds, encouraging service users to take part in gardening, as well as a patio seating area.

### Current Registration

The home is currently 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

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.

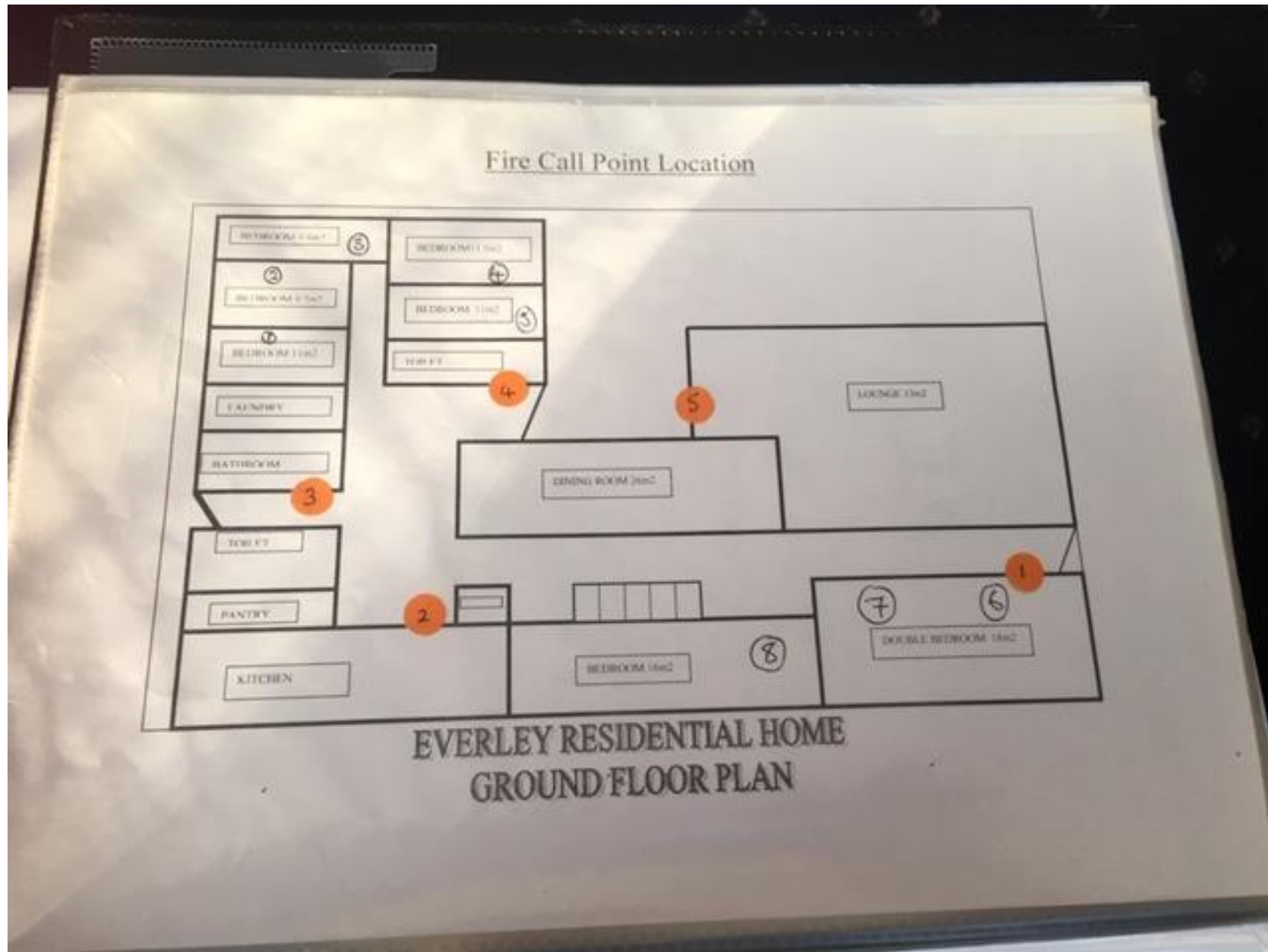
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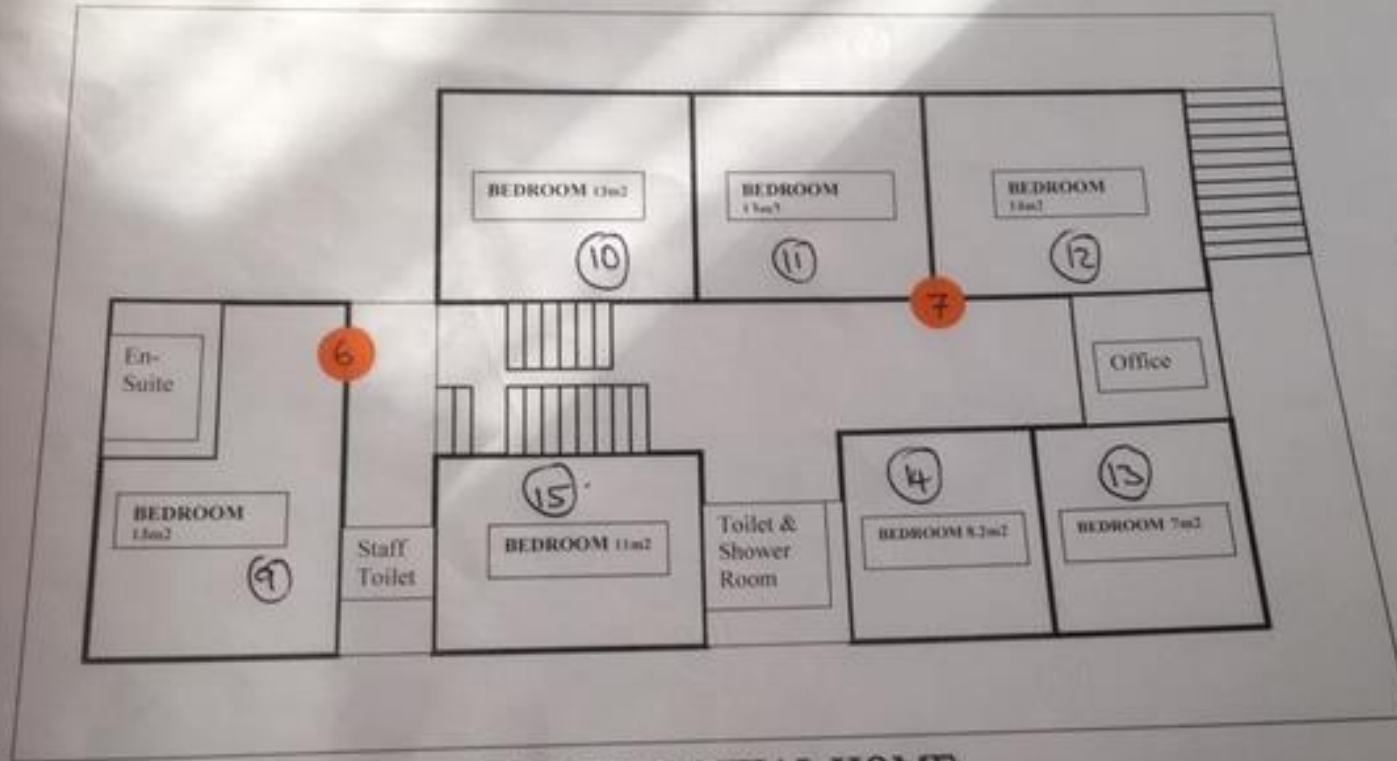
### Finance

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.

Floor Plans

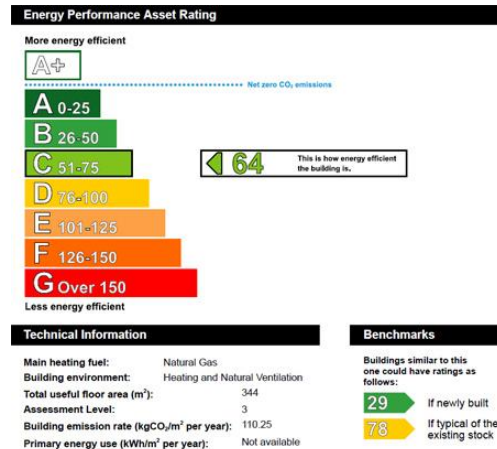


Fire Call Point Location



EVERLEY RESIDENTIAL HOME  
FIRST FLOOR PLAN

## 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

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](mailto:awilloughby@dccare.co.uk)

**Lisa Rushworth**      Email: [lrushworth@dccare.co.uk](mailto:lrushworth@dccare.co.uk)

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**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:-

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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.