



## SOLE AGENCY INSTRUCTION

DC CARE REFERENCE: 4659

- DOVERCOURT HOUSE RESIDENTIAL CARE HOME
- CLOSED CARE HOME PREVIOUSLY REGISTERED 27
- TYPE OF CARE PROVIDED (UNTIL CLOSURE) OA& DE
- ESSEX COAST LOCATION NEAR TO HARWICH
- 22 BEDROOMS (15 EN-SUITE)
- EXTENSIVELY REFURBISHED BY CURRENT OWNER
- PROPERTY DEVELOPMENT OPPORTUNITY (STPP)

**FREEHOLD GUIDE PRICE £650,000 - £700,000**

### Head Office

No. 1 Rudgate Court  
Walton, Nr. Wetherby  
West Yorkshire, LS23 7BF

### Situation

The home is situated in popular Essex coastal location and occupies a convenient position within walking distance of the seafront and nearby town centre shops. Doctors surgeries, a dentist, opticians are also close by as are all other local amenities.

### The Property

The building is a conversion of two substantial detached properties that have been combined and extended to provide quality accommodation for a maximum of 27 residents. The home has 22 actual bedrooms, 17 single (10 en suite) and 5 double/shared rooms (all en suite). It is felt that there is further scope to develop the property, possibly to increase to around 30 bedrooms in total. No planning permission for such development has been obtained or sought by the current proprietors.



## The Business

Until the closure scheduled for early March 2020 the business had been registered to provide care and accommodation for a maximum of 27 residents within the categories of old age and dementia. When last inspected by the CQC the home was awarded a rating of Requires Improvement, however the owner has since made improvements to the business and the home had benefitted from an extensive refurbishment programme that has seen investment in the region of £150,000.

It should be noted that whilst the home is registered for 27, there are actually 22 bedrooms of which 5 are doubles.

## The Opportunity

After a period of reduced occupancy where the number of residents at the home was around 15, the decision was reluctantly taken to close the home and for the residents to be moved to alternative accommodation. The full closure of the home is scheduled for late February, early March 2020.

The sale of the closed care home offers a variety of options for prospective purchasers:

- Re-open as a residential care home (OA DE)
- Re-open as a care home but for alternative care such as nursing (subject to registration).
- Convert to provide specialist care such as LD, MH or ABI (subject to registration).
- Change of use to alternative business such as doctors/dentist surgery, children's day nursery, children's home etc. (subject to change of use/planning permission).
- Property development such as conversion to flats (subject to change of use/planning permission).

## Accommodation

Accommodation is arranged over the ground and first floor; there is also a basement cellar used for storage only, and former private accommodation on the second floor now used as an office and store rooms.

### **Ground Floor:**

Entrance porch and hallway

**7 single bedrooms (4 en suite)**

**1 double/shared bedroom (en suite)**

Care managers office

Dining room (2 adjacent rooms with access to the passenger lift)

Kitchen and separate food store

Main lounge with access to the rear patio and garden

Hair salon

Second lounge with sea views

Laundry room

Laundry cupboard

Bathroom with assisted bath

Separate WC's x 2

Visitor WC

Staff room with WC

Door to cellar with 3 rooms (maintenance store & general storage)

Stairs and passenger lift leading to:-

**First Floor:**

**10 single bedrooms (6 en suite)**

**4 double/shared bedrooms (all en suite)**

Sluice room

Bathroom & Bathroom with hoist







Stairs leading to:-

**Second Floor:**

Former private accommodation comprising: lounge, bathroom, office, 2 store rooms plus extensive loft storage space.

External

A driveway to the side of the building provides access to off road parking for approximately 5-6 vehicles.

A delightful patio with quality gazebo leads to a well maintained garden including vegetable patch. The garden enjoys an elevated position overlooking the seafront with far reaching views

A detached purpose built store houses the fridges and freezers.





### Current Registration

At the time of going to the market the home was registered for 27 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.

### 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.

### Commercial Energy Performance Certificate

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

92

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

#### Technical information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 780  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 121.42

#### Benchmarks

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



## 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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### Disclaimer

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**Subject to Contract**