

## SOLE AGENCY INSTRUCTION



**DC CARE REFERENCE: 4694**

- **FORMER RESIDENTIAL CARE HOME**
- **PREVIOUSLY REGISTERED FOR 20**
- **EXCELLENT POTENTIAL TO DEVELOP**
- **LARGE CAR PARK**

**FREEHOLD GUIDE PRICE £550,000**

### Situation

The home is located close to the centre of the market town of Oswestry, in Shropshire.

### The Property

The building is a former private dwelling, which has seen a number of changes of use over the years, from residential, to commercial before becoming a care home. Constructed of red brick beneath a pitched and tiled roof, the property could easily be converted to a specialist care home, or supported living apartments, subject to planning.

### Accommodation

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

#### **Ground Floor:**

Office  
Dining Room  
5 Single Bedrooms  
1 Shared Bedroom  
Day Room  
Lounge  
Kitchen

Stairs and passenger lift leading to:-

#### **First Floor:**

9 Single Bedrooms  
2 Shared Bedrooms  
1 x Store Rooms

### External

Unusually for a property close to the town centre, there is a sizable car park to the side of the building.

### Current Registration

The home was previously registered for 20 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

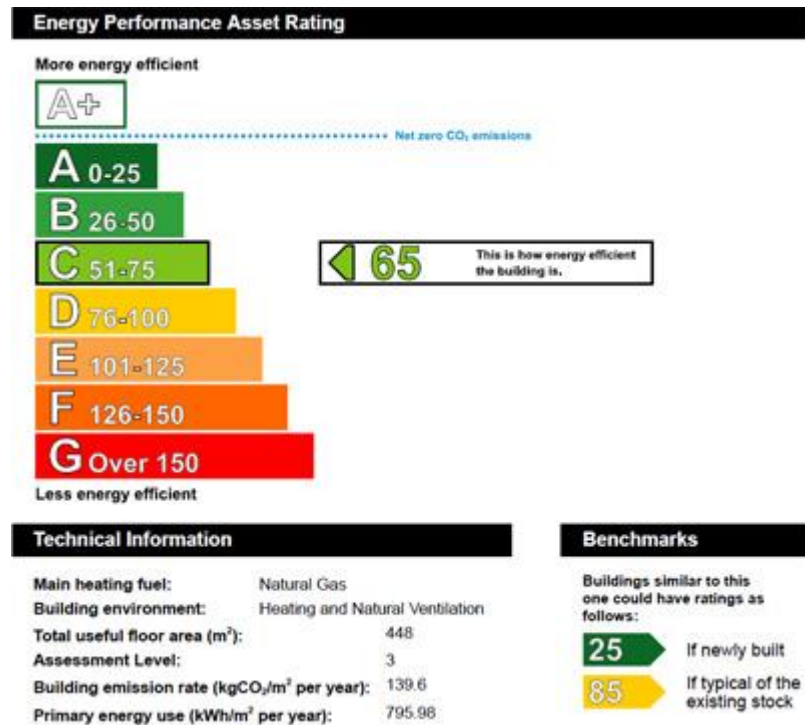
Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor. At the time of viewing, potential purchasers must ensure that they are discreet at all times as residents and staff may not be aware that the Business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

**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:-

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.

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.

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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.