

## SOLE AGENCY INSTRUCTION - SURREY



### DC CARE REFERENCE: 4751

- **LEARNING DISABILITY CARE HOME REGISTERED FOR 8**
- **TO BE SOLD WITH VACANT POSSESSION**
- **PRIME RESIDENTIAL LOCATION IN BANSTEAD, SURREY**
- **SUBSTANTIAL PROPERTY WITHIN EXTENSIVE GROUNDS**
- **SCOPE FOR CONVERSION OR ALTERNATIVE CARE USE**

**FREEHOLD GUIDE PRICE £2,000,000.00**

### Situation

The home is located at 56 Higher Drive, Banstead, Surrey, SM7 1PQ, and is situated in an established residential area close to schools, public transport services and other local amenities.

Higher Drive is an extremely attractive and sought after part of Banstead and benefits from close access to Banstead Station and Cuddington Golf Club.

Banstead Village is just a short distance away, with its comprehensive range of restaurants and shops, including Waitrose and Marks and Spencer's Simply Food.

### The Business/Opportunity

At the time of going to market the home was still operational providing care and support for a maximum of 8 adults with learning disabilities. The home is currently run by Active Prospects, a charitable organisation that provide residential and supported living services for people with autism, learning disabilities, physical and mental health needs, mainly in the South East of the UK.

The clients currently residing at the home will be moving into alternative accommodation and as such 56 Higher Drive (currently known as Rosedene) will be sold with vacant possession.

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

- Re-open as a residential Learning Disability care home (subject to registration).
- Re-open as a Supported Living care home.
- Convert to provide specialist care such as ABI (subject to registration & change of use).
- Convert to provide Children's Services (Subject to registration & change of use)
- Change of use to alternative business such as doctors/dentist surgery, children's day nursery. (subject to change of use/planning permission).
- Purchase to convert back to private dwelling (Subject to change of use)

## The Property

A substantial, detached property that has been extended and adapted for use as a residential care home for adults with learning disabilities. To the front of the building there is a sweeping in-out driveway providing off-road parking for a number of vehicles, whilst to the rear of the property there are extensive gardens.



## Accommodation

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

### **Ground Floor:**

Entrance porch leading into the reception hallway  
3 bedrooms with hand wash basins are situated on the ground floor  
Bathroom  
Kitchen  
Utility/laundry room with access to the rear garden  
Dining room  
Residents lounge with access to the rear patio and garden

Stairs and passenger lift leading to:-

### **First Floor:**

5 residents bedrooms with hand basins  
Staff sleep room  
Bathroom with bath, WC and shower  
Separate WC  
Office



## Services

We are given to understand by our vendor clients that the property has the benefit of full mains services..

## Current Registration

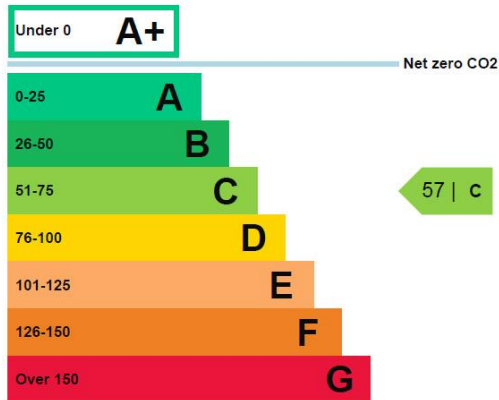
The home is currently registered for 8 and under the terms of The Health and Social Care Act 2008, the registration will be reviewed by the CQC upon change of ownership. No approach should be made to them without the prior consent of the vendor.



## 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.

## 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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