

SOLE AGENCY INSTRUCTION - WORCESTERSHIRE



DC CARE REFERENCE: 4812

- **CLOSED RESIDENTIAL CARE HOME FORMERLY REG'D 15**
- **DESIRABLE LOCATION IN HEADLESS CROSS, REDDITCH**
- **C2 USAGE WITH GREAT SCOPE FOR ALTERNATIVE CARE**
- **ATTRACTIVE PROPERTY INCLUDING GARDEN & CAR PARK**

FREEHOLD GUIDE PRICE £595,000.00

Situation

Situated in the highly desirable area of Headless Cross near to Redditch, this property is in close proximity to well-regarded local schools and has easy access to nearby countryside walks, including Morton Stanley Park. Local bus routes and shops are easily accessible, and Redditch Town Centre, with its array of amenities including shops, restaurants, and the local train and bus station, is just a short ride away. The property also enjoys excellent connectivity to national motorway networks, with the M5 and M42 easily reachable for convenient commuting or travel purposes.

The Opportunity

Until April 2024 the property was run as a residential care home for the elderly providing care and accommodation for up to 15 residents within the care categories of Old Age and Dementia.

The home was formerly registered with the CQC but was recently required to close following a series of poor inspection reports.. We believe that the current proprietor had run the business under management since 2017.

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

- Re-open as a residential care home – Old Age & Dementia (subject to registration).
- Re-open as a Supported Living care home.
- Convert to provide alternative care such as Learning Disabilities or other specialist care (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).

The Property

The building is an attractive, traditional red brick property which has been extended to the side and rear. The property benefits from a private car park to the front and an enclosed garden to the rear.

Accommodation is arranged over the ground and first floor with a total of 13 bedrooms, 7 on the ground floor and 6 on the first floor. Of the 13 bedrooms 5 have en suite facilities. Communal areas are situated on the ground floor and include a main lounge, dining room, second lounge, conservatory, and laundry room. A number of bathrooms, separate toilets and shower rooms are located on both floors.



Accommodation

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

Ground Floor:

Main front entrance with disabled access into conservatory and reception hallway
Dining room
Kitchen
Shower room including WC
Main lounge
Second lounge with WC off
Bathroom/wet room including WC
WC
Staff office & WC
Laundry room
1 standard double bedroom (non en suite)
6 single bedrooms 4 with en suite WC & hand basin)

Stairs with chair lift leading to:-

First Floor:

Staff overnight room
Bathroom with bath, WC and hand basin
WC's x 2
Store rooms x 3
Office
1 standard double bedroom (non en suite)
5 single bedrooms (1 with en suite WC & hand basin)

External

Car Parking – Off road parking is available to the front of the building for approx.. 4-5 cars

Garden – Lawn and patio gardens are situated to the rear of the building. Within the garden there is a brick built outbuilding and timber shed.

Services

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

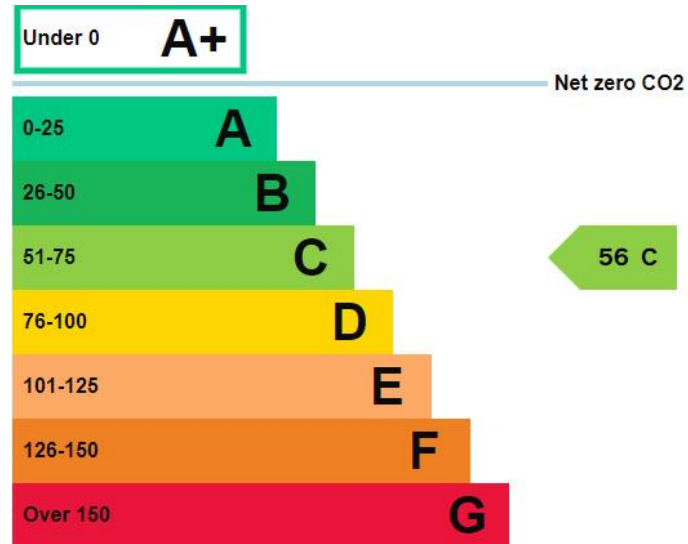




Viewing

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



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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