

SOLE AGENCY INSTRUCTION – NORFOLK

Former Glenholme Care Home - 20-22 Cabbell Road, Cromer, NR27 9HX



DC CARE REFERENCE: 4844

- **CLOSED LD & M/H RESIDENTIAL CARE HOME IN CROMER**
- **SPACIOUS ACCOMMODATION INC 18 BEDROOMS (10 E/S)**
- **SUPERB LOCATION CLOSE TO TOWN CENTRE & SEAFRONT**
- **SCOPE FOR VARIOUS CARE USES OR RESI DEVELOPMENT**

FREEHOLD GUIDE PRICE £550,000.00

Situation

The home is situated in the popular North Norfolk seaside town of Cromer. The property occupies a highly desirable location close to the town centre and is also within easy walking distance of the seafront. The close proximity to local shops and amenities made this an ideal position for a care facility as well as being conveniently placed for staff.

The Business/Opportunity

At the time of going to market (Sept 2025) the home was still operational as a care home registered for 18 residents within the care categories of learning disabilities and mental health conditions. As of October 2025, the home has now closed and is to be sold with vacant possession. The CQC had previously published an inspection report that saw the home receive an "Inadequate" rating which the owner subsequently decided not to challenge.

Residents were advised of the closure and alternative accommodation was arranged.

We are advised that the business had ran very successfully for many years and generally enjoyed a good reputation. It is hoped that a new care provider could potentially adapt the building to re-open the home (subject to registration) for either learning disabilities/mental health or an alternative type of care such as Supported Living for example.

Clearly this substantial property located in such a prime position would also lend itself to conversion to a number of flats/apartments (STPP) and as such is expected to be of interest to property developers.

The Property

As the address suggests, this closed care home was once two dwellings that were converted and adapted many years ago to form one substantial property. Accommodation is arranged over the ground, first and second floors and there is also a basement/lower ground level that houses the managers office, a laundry room, staff WC and 3 store rooms. At the time of our inspection the building appeared to be generally well presented and included 2 kitchens, 2 dining rooms, a good sized lounge numerous toilets, bathrooms and a wet room. In total there are 18 bedrooms of which 10 have en suite facilities (7 of which are shower & WC). Outside there are low maintenance, patio style gardens to the rear as well as off-road private parking for 6 vehicles.



Accommodation

Accommodation is arranged over 4 floors and can be briefly described as follows:-

Lower Ground Floor:

Office
Archive store
Staff WC
Laundry room (1)
Medication store
General store room

Stairs leading to:-

Ground Floor:

Main entrance with porch (into No.20)
Lounge
Kitchen (1) with adjoining utility room and access to the rear garden

Dining room (1)
COSSH cupboard
Second entrance (into No. 22 – not used)
Dining room (2)
2 separate WC's
Kitchen (2) and adjoining laundry/utility room plus access to the rear garden
Wet room
2 standard (non en suite) bedrooms

Stairs leading to:-

First Floor:

Bathroom with bath and WC
1 double bedroom (2 rooms into 1) with ES shower & WC
1 standard (non en suite) bedroom
4 bedrooms with en suite shower and WC
1 bedroom with en suite bath and WC
1 bedroom with en suite WC

Stairs leading to:-

Second Floor:

5 standard (non en suite) bedrooms
2 bedrooms with en suite shower and WC
1 bedroom with en suite WC
Shower room with WC and hand basin
Bathroom with bath and WC

External

Patio courtyard style gardens including a garden room are located to the rear of both No.20 and 22.

Off-road parking spaces for 6 vehicles are situated to the rear of the building.

Services

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







Registration

The home was previously registered for 18 and under the terms of The Health and Social Care Act 2008, the registration will be reviewed by the CQC upon change of ownership.

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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