



Lakeside (closed hospital site)

Ref: 2470378

The Lane, Wyboston, Bedford, Bedfordshire, MK44 3AS

Freehold: £5,000,000

81 en suite bedrooms with specialist fit out

6 separate buildings in village type complex

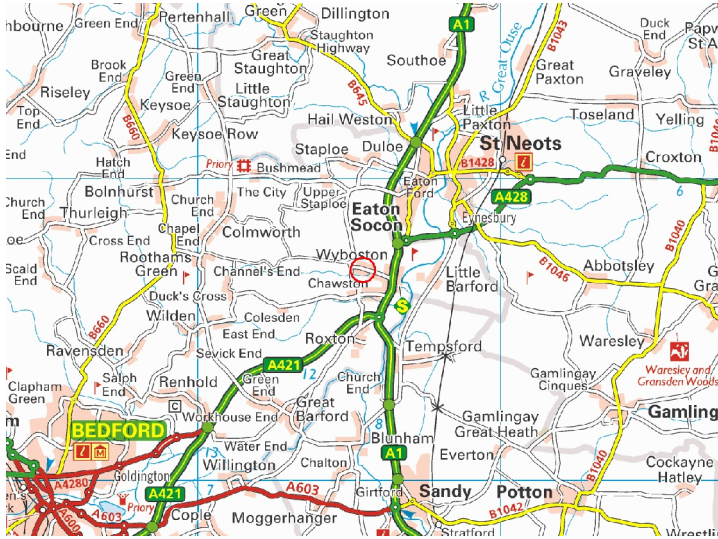
Purpose built accommodation

Plot size 2.8 acres

Semi rural location near St Neots & Bedford

EPC rating C & D





The Opportunity

Lakeside closed hospital site presents an opportunity for a specialist Healthcare provider of Mental Health/Learning Disabilities to reopen and offer locked/unlocked rehabilitation services and step down care within a large purpose built multi-unit site. Reconfiguration of the existing layout may be considered to offer a wider range of services including repositioning to provide more intensive support. Alternative care uses and or residential development of the site may be possible subject to planning permission.

Location

The Property is located on the southern side of Wyboston Lane, adjacent to Cranwell Court and Pathway House which are trading homes and are not offered as part of the sale perimeter. The property backs onto open countryside to the rear with some of the original farm buildings having been converted into office and training room space.

Access to the area is good, with Wyboston Lane being accessed directly from the A1. The commercial centre of St Neots is within a short distance drive to the north east, which provides a good range of facilities.



External Details

There is on-site car parking for circa 70 cars, the communal areas are landscaped with trees, shrubs and lawned areas with some seating.

All of the buildings have their own secure gardens with high fences.



Description

The buildings on site have been developed from either original structures or, as is the majority, purpose built to suit the intended client group. They are developed around a 'village green' setting and are broken down into a number of different units to avoid it having an institutional feel.

Resident accommodation comprises 81 bedrooms all with en suite facilities (WC, sink and shower) and is set within 5 purpose built units which are mainly 2 storeys high with two units that are 3 storeys high, built with brick elevations under pitched tiled roofs.

This is described in more detail in the below:

Administration block and reception (converted stables and other farm buildings)

Cooper 1 - 8 bedrooms

Copper 2 - 8 bedrooms

Copper 3 - 8 bedrooms

Elstow 1 - 5 bedrooms

Elstow 2 - 6 bedrooms

Ashwood - 11 bedrooms

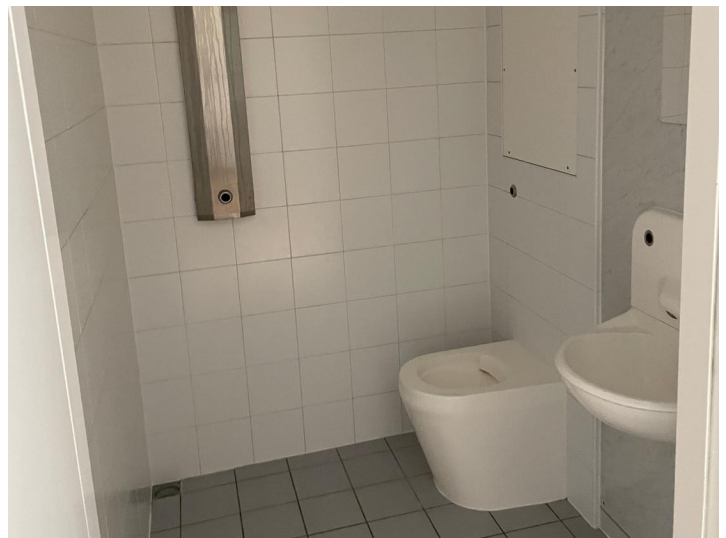
Elstow 3 - 9 bedrooms

Elstow 4 - 6 bedrooms

Elstow 5 - 8 bedrooms

Gifford 1 - 12 bedrooms - central kitchen

Regarding the layout and specification, we understand there is a high degree of adaptation for the relevant client groups, as would be expected. Specific design features include anti-barricade doors, anti-ligature fixture and fittings, windows that have restricted openings, secure fencing to external areas, widespread CCTV, secure access controls, fobbed doors to wards.



Regulatory

Registration with CQC is currently dormant (not archived)

Type of Service; Hospitals – Mental health/capacity

Specialisms/Services; Learning disabilities and mental health conditions

Regulated Activities; Treatment of disease, disorder or injury. Assessment or medical treatment for persons detailed under the 1983 Act.

CQC report published December 2019;

Overall Rating - Requires Improvement

Is the service safe? Requires Improvement

Is the service effective? Good

Is the service caring? Good

Is the service responsive? Good

Is the service well-led? Requires Improvement

A further inspection was delayed due to the Covid pandemic.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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