



Pitmurchie House Nursing Home

Ref: 5274711

Banchory, AB31 4JL

Freehold: Offers Invited

Previously registered for 36

31 Bedrooms (25 ensuite)

Two self contained flats

Breath taking views

4.23 acre plot

Huge potential for change of use STPP



Pitmurchie is an impressive property with huge potential. Vacant since 2020 this opportunity could be redeveloped and used for residential purposes, whether that is a country manor or multiple houses on the extensive site.

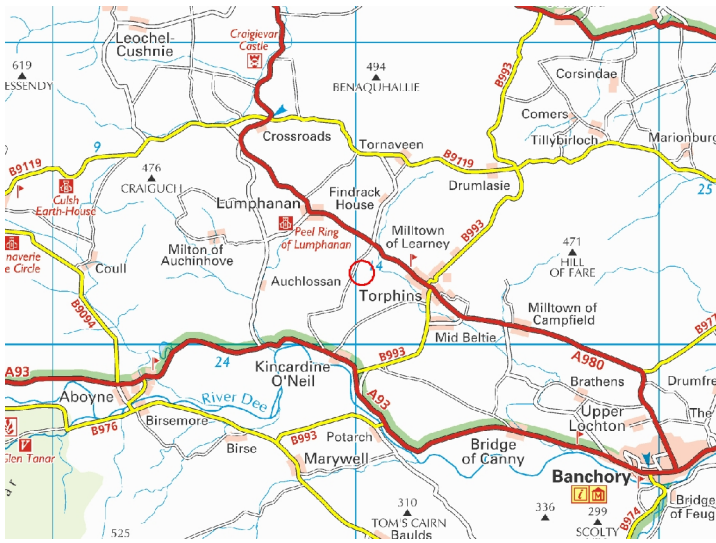
The home closed due to the rural location creating difficulty recruiting staff. The home did not meeting the ever changing minimum standards in room regulations.



The Opportunity

The Property sits on an impressive 4.23 acre plot with incredible sweeping views, the small town of Torphins only 1.3 miles away which has many facilities including a primary school, a variety of shops, tennis courts, golf club and a Doctors surgery.

The property has huge potential to be converted back into a residential subject to the necessary planning permissions. The site could be considered for a variety of alternative commercial uses.



Location

Torphins is a small rural settlement situated in Aberdeenshire, close to the east coast of Scotland and around 5 miles north west of Banchory. It was formerly a focal point for the local farming community although it now principally acts as a base for commuters for nearby Aberdeen.

The population within a 10km radius of the home is c.14,000.

Internal Details

The Property comprises a substantial converted part three storey part two storey detached care home. The original building dates back over 100 years, with moderate extension added in the mid 1990's linking to the original building. All of public spaces are found at ground and first floor level. The original building has retained many of its original features creating a stately home feel in part.

There are 31 bedrooms in total in the Property, some of which are still registered as double rooms, 25 of the bedrooms have ensuite facilities three of which have showers. Bedrooms are all finished to a similar standard, albeit vary in size. There is a commercial kitchen, laundry and installed biomass boiler in 2017.



Regulatory

The home was registered with The Care Inspectorate:

- 1.To provide a care service to a maximum of 32 older people; this includes two named adult under 65.
2. To provide a care service in two self contained flats for up to four older people or adults with physical disabilities who wish to maintain more independence; each flat can only be shared by two people who request this.

Following the inspection in May 2018 the home was awarded quality grades of (3) Adequate across all areas.



Other Property

Within the principal care home building, on the lower ground level there is a two bedroom staff flat. In the annex building to the rear on the ground floor are two separately accessed one bedroom staff flats.

External Details

The home sits within large grounds which extend to approximately 4.23 acres

Planning Permissions

Lapsed planning permission was in place for a two bedroom visitor flat above the garage and planning permission for a further seven self contained flats and 19 single ensuite bedrooms. Planning Ref: APP/2017/3048





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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