



Former Deer Park Care Home

Ref: 3270419

Rydon Road, Holsworthy, EX22 6HZ

Freehold: £1,500,000

Purpose-built care home

Being sold with vacant possession

53 bedrooms, 46 with en suites

Previously registered for a maximum of 56

Close to town centre & amenities

Suite various care uses (STPP). Energy rating C



Description

Accommodation is spread across two floors within 53 bedrooms, of which 46 have full en suite facilities - shower rooms/wet rooms - the home was previously registered for an operational capacity of 56.

Accommodation can be reached via stairs or a passenger lift. There are ample communal and back-of-house spaces. The property sits on approximately 1.8 acres and includes level gardens, plenty of parking, and cabins to the rear.

These cabins were previously utilised as additional communal spaces for day service users. Subject to planning permissions, this area could potentially be developed to offer additional accommodation.



Internal Details

Ground Floor

Workshop, equipment store, freezer/food stores. WC, staff room, PPE store, laundry, kitchen, dining room, lounge, conservatory, offices x2, orchard suite, shower room, 27 bedrooms, 23 with en suite facilities.

First Floor

Store, nurses station, hairdressers, staff room, bathroom, lounge, 26 bedrooms, 22 with en suite facilities.

Fixtures & Fittings

The property is vacant, therefore no fixtures and fittings are included.

Tenure

We are inviting offers on a guide price of £1,500,000 for the freehold interest in the property only, on a vacant possession basis.

Location

Former Deer Park Care Home is located along Rydon Road, within Holsworthy, a market town in North Devon.

Holsworthy is accessed via the A386 from Okehampton where it connects with the A30, the main road running through Devon & Cornwall and which connects to the motorway network at Exeter - junction 31, M5. It is situated close to the border of Cornwall and Exeter is some 36 miles to the east, whilst the nearest coast is at Bude, nine miles away. The nearest train station is also in Exeter. The home is within walking distance of local amenities, and Holsworthy Hospital is located just under a mile away.

External Details

The property sits within 1.8 acres and benefits from level gardens, an enclosed courtyard with ramp access, and plenty of parking at the front and rear.



The Opportunity

Deer Park has closed for trading and will be offered with vacant possession. The home traded for many years, offering care for the elderly with CQC registration for a capacity of 56 although the effective operational capacity was 53.

This is an excellent opportunity to acquire a purpose-built care home. It is likely to suit an experienced regional operator seeking to add a purpose-built home to their portfolio and who is comfortable with re-opening a vacant facility.

Regulatory

The home is not registered with CQC and offers subject to registration will not be considered.





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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