



Former Rosehill Care Home

- Closed Care Home development opportunity
- 11 bedroom purpose built extension
- House prices above GB average
- 0.5 acre site
- Suitable for commercial or residential (stpp)
- Energy Rating E

27 Park Road, Dalkeith, EH22 3DH

Freehold: Offers Invited

Ref: 5274749

THE OPPORTUNITY

The former Rosehill Care Home presents an opportunity to acquire a closed care facility set in an attractive and affluent residential location, with potential for a variety of alternative uses.

The care home was built on to the original building, and was established in the mid- 90s for purpose of providing care to older members of a religious community of women. Due to the evolution of the current owner's strategy there is now an opportunity for the home to be repurposed.

The property has the potential to be refurbished and reconfigured making it suitable for alternative specialist care services such as complex care, mental health support, or services for individuals with learning disabilities.

Alternatively, given the property's prime location within an affluent residential area of Dalkeith, the site presents an opportunity for redevelopment into residential use, subject to planning permission (STPP).

The sale will be conducted as an asset sale, with the vendor strongly preferring offers on an unconditional basis.



LOCATION

The former Rosehill Care Home is located in Dalkeith, a well-established and affluent residential area within Midlothian.

The town lies on the outskirts of Edinburgh, approximately seven miles from the city centre. The property is situated next to Kings Park, with excellent access to green spaces, schools and a range of shops and services nearby, including Dalkeith Medical Practice within 0.5 miles of the site.

Transport links include many local bus routes which help connect the town to other areas, including Edinburgh City Centre, as well as Eskbank Train Station, situated approximately 0.5 miles from the home. The home is also accessible by car via the Edinburgh City Bypass (A720) which links to several major roads including the M8 (link to Glasgow) and A1 (link to East Lothian). Edinburgh airport is also a twenty-minute drive, 13.8 miles from the home.

Within a five-mile radius the population is close to 200,000 people and the average house price sits above the Great Britain average at just under £310,000.

The market size for registered nurses and care assistants is strong for parties considering a care use on the site.

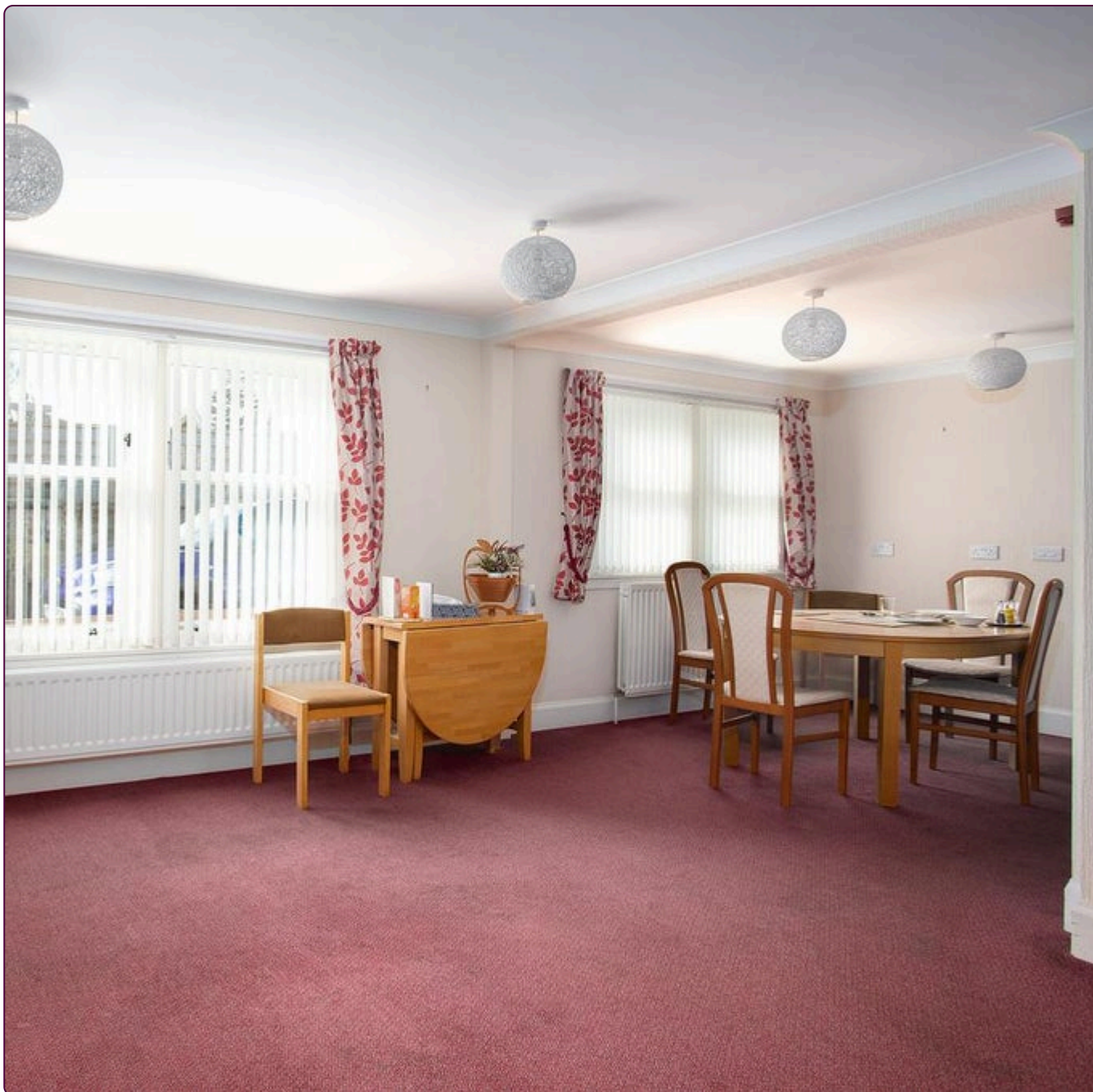


DESCRIPTION

The Property comprises of a detached two-storey plus attic space main building and a single story 11-bed care home extension. The main building is constructed of stone featuring a pitched roof clad in slate, and is currently in residential use. The care home extension is of more modern construction and formed predominantly over the ground floor, with a self-contained apartment located on the lower ground floor at the eastern corner of the building.

Additionally, there is a small, separate garage within the grounds, positioned to the west of the main building.

The buildings are connected via a link conservatory, enabling internal access between the two.



INTERNAL DETAILS

The property is split into two sections, with one area dedicated to caring for its residents formally known as the The East Wing and the other known as The West Wing which formerly provided accommodation for the community living in the locality.

Care Home / East Wing

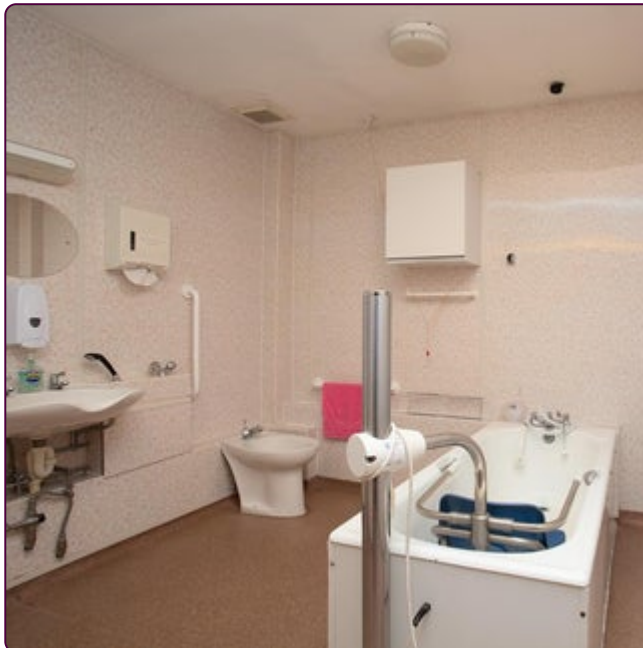
The resident's area comprises of 11 bedrooms, all with generous ensuite provision on one level. There is a lounge, dining room and separate conservatory and an assisted bathroom. At the lower ground level there is also a self-contained one-bedroom apartment with access available inside and from the side of the building.

There is a laundry, nurse and manager's offices as well as linen stores and a large attic space which could potentially be expanded into.

Main House / West Wing

The ground floor contains an oratory, dining room, community room, parlour, kitchen (which serves the care home) and utility room and WC.

The first floor is made up of five bedrooms (two with ensuite facilities), an office space, utility room, two shower rooms, a bathroom, and office at attic level.





EXTERNAL DETAILS

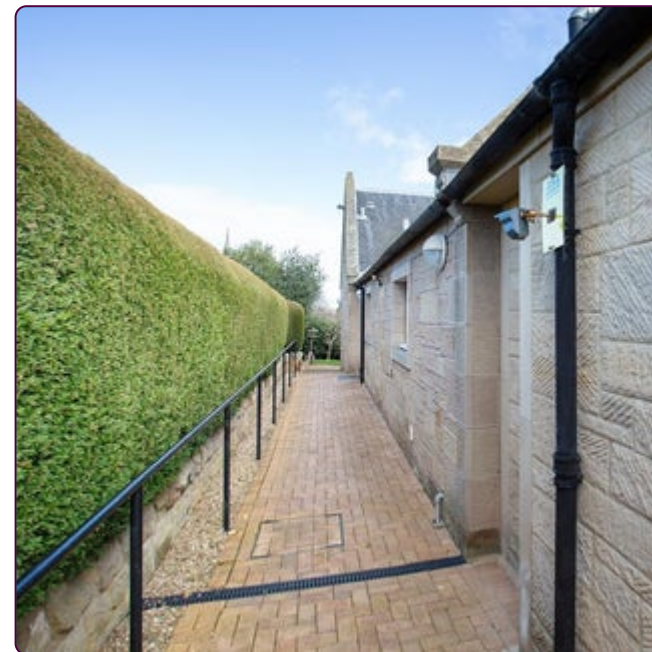
The property sits within a total site of just under half an acre. The buildings are set back from Park Road with single road access leading to a larger communal parking area which has space for approximately ten vehicles.

To the front of the care home extension, there is a paved and grass seating area, accompanied by a pathway that provides access round the full perimeter of both the main house and the newer built care home.

REGULATORY

The home was previously registered to provide care to a maximum of 11 older people.





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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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