

**FOR SALE**



Sanderson  
Weatherall

**TRADING CARE HOME**

**Leazes Hall Care Home, Burnopfield, Newcastle upon Tyne NE16 6AJ**



## Key Points

- **Operating Care Home**
- **Grade II Listed Building**
- **Freehold**
- **Site Area: Approx 2.5 Acres**
- **Asking Price: £1M (One Million Pounds) STC**

## Location

Burnopfield is a small village in a semi-rural area of northern County Durham. It is situated close to the A692 which links Consett with central Gateshead and Newcastle. The village sits approximately 6 miles south west of Gateshead town centre and 5 miles west of the A1 trunk road, in ideal commuter territory. It is situated north of Stanley and Annfield Plain in close proximity to the River Derwent. Burnopfield has a resident population of approximately 4,500 persons and is located circa 7 miles from Newcastle upon Tyne and 15 miles from Durham.



Leazes Hall Care can be located directly off Front Street on The Rookery leading to The Copse and is directly opposite the junction of Syke Road. Occupiers in the nearby vicinity include Co-Operative Food, St James' Church Hall, Burnopfield Primary School and Beeches Hair Salon amongst numerous other local operators. Burnopfield is predominantly a residential location with local amenities provided within the village.

## Description

Leazes Hall is an operating care home which can house a maximum of 50 service users. The property itself provides an extended Grade II listed building originating back to the 18th Century. Extensions have been added over time allowing the care home to provide 46 single rooms along with 2 couples / companion rooms (48 rooms in total). 18 of the 48 rooms benefit from en-suite provision including WC and wash basin.



The property is set within approximately 2.5 Acres of grounds which provide picturesque views overlooking the Derwent Valley. The care offered within the home covers Alzheimer's, cancer care, epilepsy, hearing impairment, Parkinson's disease, speech impairment, stroke and visual impairment. Leazes Hall was last inspected by the Care Quality Commission (CQC) in January 2022, however, no rating was provided. The care home is currently operating at full occupancy and its turnover is in excess of £2 million. Audited accounts for 2020 , 2021 and 2022 are available upon request.

The last time the CQC rated the property was back in 2018 which resulted in a 'Good' rating overall. A full copy of the inspection can be obtained by following the link provided below:

Leazes Hall Care Home - Care Quality Commission ([cqc.org.uk](https://www.cqc.org.uk))

### **Tenure**

We understand that the property and land being sold shall be sold by way of a Freehold Title.

Title No: DU245310

### **Asking Price**

Unconditional offers in the region of £1M (One Million Pounds) are invited, subject to contract, for the benefit of our client's freehold interest.

Please note that the vendor reserves the right not to accept the highest or any offer received.





## **Anti Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **Services**

We understand that all mains services are available on the site, however, interested parties are advised to carry out their own investigations with regard to this matter.

## **Energy Performance Certificate (EPC)**

The property benefits from an Energy Asset Rating of Band C (63). A full copy of the EPC can be obtained by following the link provided below:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](https://www.gov.uk/find-energy-certificate.service.gov.uk))

## **Planning**

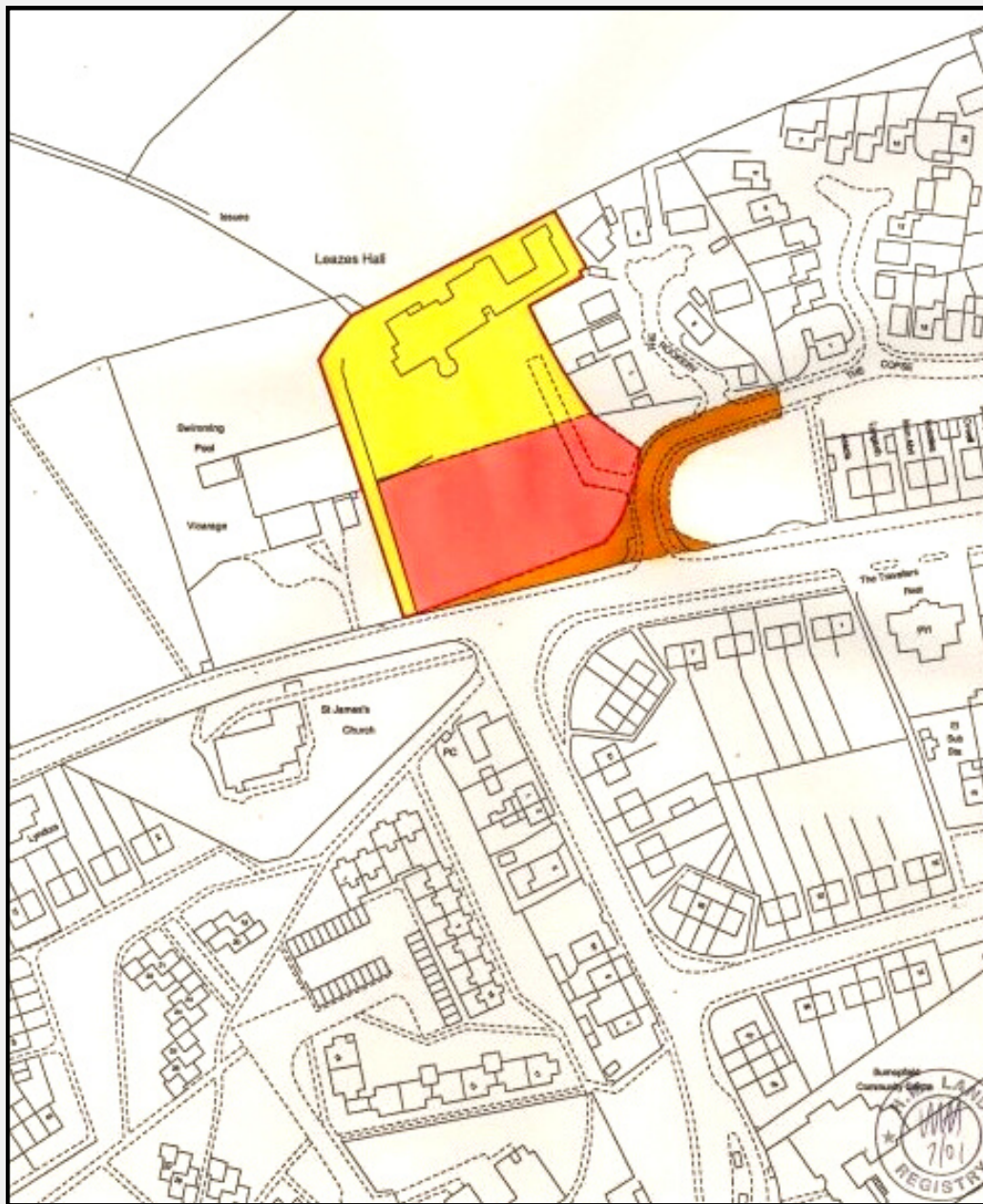
The property currently has consent for C2 Use Class under the Town & Country Planning Use Classes Order 1987.

## **VAT**

All prices quoted are deemed exclusive of VAT where chargeable.

## **Legal Costs**

Each party to bear their own legal costs.



## Further Information

Strictly by prior appointment with the agents:

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February 2024



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