

Upon the instructions of Dilip Dattani and Patrick Ellward Joint Administrators
of Larongrove Ltd

Tenon recovery

Abbey Grange Nursing Home,
Firth Park, Sheffield, South Yorkshire S5 6UU

- Care home providing personal and nursing care for 88 users plus EMI and residential
- Situated close to the Northern General Hospital and main public transport
- 66 single and 11 double bedrooms
- T/O 5 months to May 2009 £424,945 (annualised £1,019,868)
- Currently run under management

Price: Offers in excess of £2,500,000 Freehold



Location

Abbey Grange is located in the Firvale region of Sheffield and is close to a main bus route and the Northern General Hospital.

The Property

Abbey Grange Nursing Home was originally a hall dating from 1790 known as Page Hall. The original part of the building is Grade II listed and was subsequently converted into a care home in 1988 when a two storey extension was added. The property is of local stone elevations under a series of pitched slate roofs and the accommodation extends over three floors. To the rear of the property are more modern sympathetic two storey extensions constructed of brick under a pitched concrete tiled roof.

Accommodation

- Entrance to the front of the property via reception and entrance porch
- Open plan reception area with desk
- Liaison officer office
- Sister's office
- 8 person 630kg lift
- Residents shop
- Commercial catering kitchen
- Wash up area
- Dry store
- Catering manager's office
- Lean-to freezer store area
- Staff WC

The accommodation is split into several different areas.

Lower Ground Floor

Residential Unit

- 3 singles with en suite bath
- 1 double with en suite bath
- 1 double with en suite shower
- Dining Room
- Residents smoking room
- Residents WC
- Staff WC
- Handyman cellar room

Ground Floor – (Cedar Unit) - Nursing

- 15 Singles
- 1 double
- Day room
- 2 bathrooms
- 1 assisted bathroom
- Residents WC
- Linen room
- Dining room
- Staff kitchen
- Staff Room

Ground Floor – West Corridor Residential

- 8 Single rooms
- Store room
- Utility room
- Bathroom
- Wheelchair store
- 2 x residents WC
- Day room
- Hairdressing Salon
- Sluice
- Cloakroom
- Commercial laundry
- Housekeeping stores
- Stairs to:

First Floor - (Millennium Unit) EMI

- 9 single rooms
- Bathroom with fixed hoist
- Staff room
- 2 x residents WCs
- Small dining room
- Day room

First Floor - (Mappin Unit) – Residential EMI

- 25 single bedrooms (1 with en suite shower)
- 2 double rooms
- 5 x residents WCs
- Staff WC
- Sister's office
- Dining room
- Treatment room
- Day room
- Bathroom with fixed hoist
- Shower room

Upper First Floor Unit - Residential

- 3 double rooms (1 with en suite shower and 1 with en suite bathroom)
- 3 single rooms (1 with en suite WC and 2 with en suite bathroom)
- Staff kitchen
- Managers Office
- Sluice
- Linen Store
- Activity room
- Residents WC

Second Floor – Residential

- 3 double rooms (2 with en suite bathrooms and 1 en suite shower)
- 3 single rooms (2 with en suite bathrooms, 1 with bathroom)

Outside

As previously mentioned the property sits in well maintained gardens to the front and rear of the property with mature lawned areas, garden seating area and patio. Across the property is sufficient car parking for 21 cars.

The Business

The business is that of a dual registered care home registration and according to the last CQC inspection the home is registered for 87 although there is a provision of 88 beds. The category of care is for nursing and personal care for Dementia over 65 years of age (37), Old Age not falling within any other category (50).

Services, Plant and Equipment

The property is connected to mains gas, electricity, water and drainage and is heated by various boilers to hot water radiators.

Method of Sale

Abbey Grange is to be sold freehold.

Information Pack

Additional information upon request and by way of separate pdfs.

List of Information

- Breakdown of residents income
- Payroll details
- 5 months accounts to May 2009
- Promap
- Inspection reports

Tenure

The property is held freehold.

Guide Price

Offers in excess of £2,500,000.

Contacts:

Charles Harrison-Pinder
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Viewing

All viewing appointments must be made by way of the sole selling agents Savills either through Charles Harrison-Pinder or his PA Sheryl Davey. Under no circumstances should any direct contact be made to the home or staff. Please contact the selling agents for further details.

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