

Guide Price
£700,000

**Bargate, Elizabeth Terrace, North Ormesby,
Middlesbrough TS3 6HE**

- Purpose built care home developed in circa 1988
- 28 single bedrooms with en suite WC
- Well specified and spacious accommodation
- Site area 0.277 hectares (0.685 acres)
- Freehold with vacant possession



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Location

The property is located on Elizabeth Terrace, a cul-de-sac in the North Ormesby area of the town. The surrounding area is a mix residential dwellings (predominantly terraced rented houses) of varying ages, the nearby neighbourhood retail parade on King's Road and a large Medical Village on Trinity Mews. King's Road provides a limited range of local shops although there is a bus service to the town centre where more comprehensive facilities may be found. The A66 dual carriageway runs to the north of the property, accessed by a major roundabout, leading to Middlesbrough town centre approximately one mile to the west and the wider Trunk Road network.

The main surrounding towns and cities include Newcastle (approximately 40 miles to the north), Hartlepool (approximately 14 miles to the north east), Darlington (approximately 18 miles to the west) and Durham (approximately 20 miles to the north west). It is within the Middlesbrough Unitary Authority which has a population as at the 2001 Census of 134,855 persons of which those over 65 years of age 14.9% (UK 15.9) and those over 80 years comprise 3.3% (UK 4.1). Within a two mile catchment there is a resident population of 84,474 persons of which those over 65 total 15.2% with 3.5% over 80 years. Over the next 20 years it is projected that over 65 years of age population will increase by 3,332 persons or 26.0% and the over 80 age group by 1,345 persons or 45.6%.

The Property

Bargate is a 28 bed two storey purpose built care home developed in circa 1988 for the elderly and physically disabled with minor extension work completed in circa 2000. The property is constructed in traditional brick and block work elevations with minor areas covered with a wet dash render, and set under pitched concrete interlocking tiled roofs.

The building is broadly T shaped in plan. Windows and doors throughout are timber framed double glazed units and rainwater goods are UPVC. The building had been operated as two separate units with physically disabled on the ground floor (13 persons) and older people on the first floor (15 persons), each having its own lounge/dining room and assisted bathrooms.

The Accommodation

The accommodation has part plastered emulsion and part papered walls, plastered ceilings with inset and suspended lighting, and carpeted floors to the bedrooms and communal areas. The communal areas comprise two lounge/dining rooms, with one servicing each floor supplemented by 3 smaller day rooms (2 on ground floor and 1 on first floor).

The bathing facilities comprise of four assisted bathrooms, with showers, all with non slip floors, WCs and wash hand basins. The en suites are large and comprise WC and wash hand basins.

The kitchen has a non slip floor and is equipped with commercial grade fixtures and fittings.

The home had been registered for 28 and operated to this capacity from 28 single en suite bedrooms. Together with day space and ancillary accommodation the home is arranged as follows:-

Ground Floor

13 single WC en suite bedrooms, 2 assisted bath/ shower/ WC's, lounge/dining room with kitchenette, day room / library, conservatory room, 2 WC's, 2 offices, kitchen & stores, refuse room, laundry room, stores, plant room.

First Floor

15 single WC en suite bedrooms, 2 assisted bath/ shower/ WC's, lounge/dining room with kitchenette, day room with kitchenette, hair dressing room, staff room, stores, cleaning cupboard.

We have not undertaken a full measured survey but have taken spot measurements of the principal rooms. These indicate that single bedrooms range from 19.9m² - 20.3m². Day space is 190m² which equates to 6.8m² per resident and is above the National Minimum Standard of 4.1m². The overall ratio of bathing facilities per resident excluding WCs and en suites is 1:7.

Outside

The site is broadly rectangular in shape and is relatively flat. There is a shared access driveway (with the former GP Surgery) leading to a turnaround and car parking area for 6 vehicles. There are landscaped grounds with a central resident's garden.

The site area extends to approximately 0.277 hectares (0.685 acres).

Background Information

Bargate Residential Home has operated as a care home and under the present ownership and management since development by Anchor Trust in circa 1988. We understand that occupancy has remained relatively consistent over the past year with an average of circa 94%. Fees had ranged from £370.00 to £526.44 per week. Our clients have only recently taken the decision to close the home.

Rateable Value

The care home is exempt from commercial rates but has been assessed for Council Tax purposes within Band H with a liability of £2,819.99 for the year 2008/09. A discount will be available due to its use as a registered care home.

Planning

The property is currently Class: C2 Residential Institutions: – use and provision of residential accommodation and care for people in need of care. Use as a hospital or nursing home, use as a residential school or college or training centre.

The property has potential to add further bedrooms by converting some of the surplus day space. Subject to confirmation by CQC it may be possible to add two further bedrooms by using two of the supplementary day rooms. The property would still have sufficient day space for the residents in the 2 main lounge / dining rooms and the conservatory room.

Services, plant and equipment

The property is connected to the main gas, electricity, water and drainage systems and is heated by two gas fired boilers to hot water radiators. We are advised that all relevant hot water outlets are fitted with thermostatic mixer valves but a full audit would be necessary to verify this. There is an 8 person/ 630 kg shaft lift serving both floors. The building is fitted with a hardwired nurse call system, smoke/fire detectors and emergency lighting. Furniture, soft furnishings and loose items of equipment such as mobile hoists have been removed from the premises.

Registration

The home was registered with the Commission for Social Care Inspection (CSCI) now the Care Quality Commission (CQC)

Service – Care Home

Capacity - 28

Service user categories - Old Age (OP) – 15, Physical Disability (PD) – 13, Dementia – over 55 years (DE) – 2

Bargate had been assessed as a 2 Star (Good) home.

Tenure

The property is held freehold.

There are certain restrictions placed upon a portion of the site (approximately the middle third) under a conveyance dated 9 September 1874, although these relate to restrictions on residential development.

VAT

We understand that the property has not been elected for VAT.

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Viewing

Please contact the agents for further details or visit www.savills.co.uk/anchorch

Method Of Sale

The property is currently for sale by Private Treaty but will be placed in the Savills Commercial Auction to take place on 12th October 2009 unless previously sold.

Additional Information

Additional information such as floor plans, Land Registry title plans, former registration details and viewing arrangements are available at www.savills.co.uk/anchorch

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