

**Upon the instructions of Nigel Millar and Simon Bower
Joint Administrators of Brookwood Manor**



**Brookwood Manor, Holbrook Hall Park
Little Waldingfield, Sudbury, Suffolk CO10 0TH**

- Currently 2 Star rated
- Care home registered to provide care for 28 older people with Dementia
- 22 singles and 3 shared rooms
- Large period building set in ample mature grounds
- Excellent opportunity for further development subject to planning
- Current weekly income approx. £13,200

Price: Offers invited in excess of £1,400,000



Location

Brookwood Manor is located between Sudbury and Lavenham on the B1071. The home is a large period building set back from the main road (yet still high visibility) and can be reached by a single track road.

Approximate distances are Sudbury 5 miles; Colchester 16 miles, Bury St Edmunds 16 miles and the historic market town of Lavenham 4 miles.

The Property

A substantial detached period property surrounded by mature grounds and then open fields. Accommodation is on ground, first and second floors and consists mainly of single bedrooms with three bedrooms being shared.

The property is constructed of brick elevations under a series of pitched tiled roofs and flat roofs. Many of the original architectural internal features remain.

Accommodation

Ground Floor

- Hallway and impressive entrance leading into
- Hallway with residents WC
- 2 single en suites
- 1 double en suite
- Bathroom
- Separate WC
- Dining room
- Oak panelled and partitioned quiet area
- Office
- Residents lounge
- Door to the side of the property leading out to a good size secure garden and sitting area

Lower Ground Floor

- 3 singles en suite
- Chair lift
- Secure outside patio and sitting area
- Pantry
- Commercial Kitchen
- Wash and prep area
- Stairs and shaft lift to the first floor

First Floor

- 8 singles
- 2 singles en suite
- Bathroom
- WC
- 1 double
- Residents' WC
- Office
- Assisted bathroom
- WC
- Manual sluice

Second Floor

- Shaft lift and stairs
- Laundry room split between commercial and heavy duty domestic equipment
- Staff WC
- Laundry store
- Door to attic
- 4 singles
- 1 single en suite WC
- Assisted bathroom
- WC
- Further bathroom (unused)
- 2 double bedrooms

Outside

The property is set in extensive gardens laid mainly to lawn with mature trees, shrubs and borders. The property has access by way of a single track.

The Business

The business is that of a fully operational residential care home offering care for older persons with Dementia. At the time of inspection the home was operating with an occupancy of 24 residents. The home is currently run under the supervision of the Deputy Manager.

Trading Figures

Full details by way of PDF will be made available to any interested parties who have viewed the business.

Staffing

The business is run as previously mentioned under the supervision of a Deputy Manager with full and part time staff..

Registration

The property is registered with CQC as a care home for 28, category older persons with Dementia.

Services, Plant and Equipment

The property is connected to electricity, water and drainage and centrally heated by oil fired boilers.

Method of Sale

Our clients preferred method of sale is by way of the freehold asset. We will be seeking best and final offers on or before Friday 15th January 2010. Savills and their client reserve the right not to accept any offer or the highest offer and additionally reserve the right to bring forward the best and final date should circumstances deem it necessary.

Tenure

The property is held freehold.

Guide Price

Offers invited in excess of £1,400,000.

Viewing

All viewing appointments must be arranged via the vendors sole selling agents Savills. Under no circumstances should any direct contact be made to the home or staff. Please contact the selling agents for further details.

Contacts:

Charles Harrison-Pinder
Tel: 01473 234812
Email: chpinder@savills.com

Important Notice

Savills for themselves and the Vendor whose agents they are give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the properties they do not form any part of an offer or contract to the purchaser or any third party and must not be relied upon as statements or representations of fact.
- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- (vi) Financial information has been provided by our client and is provided without liability.
- (vii) Layout drawings provided are for identification purposes only and are not to scale. The accommodation layout may differ from that shown in the plans.



