

Upon the instructions of Nick Edwards and Carlton Siddle (Deloitte LLP) Joint Administrators of Cawston Park Limited and Cawston Park Holdings Limited

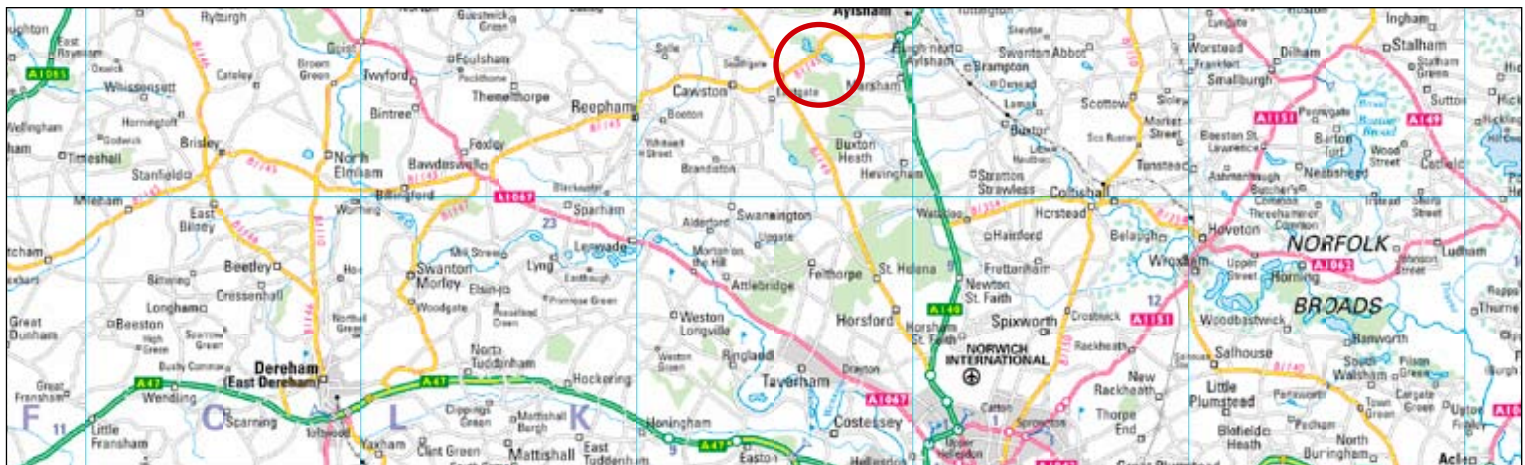
Cawston Park Psychiatric Hospital, Cawston, Norfolk, NR10 4JD

- Cawston Park is registered for 53 low to medium secure units and a mixed open unit
- Care for adults encompassing persons detained under the Mental Health Act with drug or alcohol misuse
- Arranged as 3 separate care units set in approximately 46.5 hectares (115 acres) of attractive gardens, grounds and lake, 2 separate bungalows, coach house with various outbuildings and gymnasium
- Extensive and detached administration block

Kelling Park, Holt, Norfolk NR25 7ER

- Kelling Park is registered for 25 care units with nursing mental health needs
- Set in approximately 4.4 hectares (11 acres)
- 25 single rooms, the majority with en suite facilities
- Integral independent living unit inclusive within the 25 registration
- Ideal for redevelopment within C2, subject to planning permission

All offers to be received on or before 23rd April 2010



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Cawston Park

Location

Cawston Park is situated on the B1145 between Cawston village and Aylsham. Norwich is approximately 22.53 km (14 miles) distant, with the A140 approximately 9.656 km (6 miles) to the east and the A47, 19.312 km (12 miles) to the south.

The Properties

The Lodge - A purpose built single storey circular eco-friendly building with timber elevations and sedum roof.

The Grange - A two storey property constructed of brick elevations under a series of pitched tiled roofs with single storey extensions to the side.

The Manor - An impressive Victorian manor house constructed of red brick elevations under a series of pitched and flat roofs. The property is over basement, ground and first floors. There is a more modern extension to the side. In addition to the care facilities there is a two bedroom bungalow and a four bedroom bungalow, separate gymnasium, former coach house with ancillary building and a range of portakabin style buildings used for arts and crafts and training.

Accommodation

The Lodge (circular building) is laid out as follows: Entrance via an "air lock" leading through to the nurse station, interview/visitor room, visitors WC and unit manager's office, day room, activities room, 2 separate offices, an en suite seclusion room and a quiet activity room. Female quiet area, fitness room, dining room, laundry room, preparation area, staff wash up area, staff locker rooms, plant room and a second en suite seclusion room. There are 14 residents bedrooms, all single, all approximately 12 sq m and all with en suite facilities. Additionally there is a disabled bathroom and a further bathroom. There is a small service kitchen where food is delivered from the main kitchen in the manor house. The inner area of the circular building is an enclosed garden which provides welcome open space as well as being secure.

The Grange - The residents accommodation is set out as follows:

Ground Floor

The ground floor is laid mainly to recreation areas, service kitchen, dining room, WCs, staff meeting rooms and further relaxation areas. There is a door to the side of the building leading out to a secure play and relaxation area surrounded by a 4m high narrow mesh security fence. Large WC and wet room.

First Floor

15 bedrooms, 13 of which have en suite showers. Separate shower room, separate WC and separate bathroom and WC.

The Manor - The New Wing - Independent Living Units. Kitchen. Bedrooms 1, 2, 3, 4 and 5 all comprise sitting area, single bedroom and en suite shower. These rooms are part of the step down process.

Ground Floor

Main entrance, sitting area and library, further sitting area, 2 offices, WC, nurses station, office, kitchen wash and prep area, large commercial kitchen, dry food store, large dining room and large second dining area, hall and rear entrance, large open space recreation area, pool room, recreation area, former chapel, staff meeting room, training room, lobby and platform lift to first floor, pay phone.

First Floor

Large WC, single bedrooms 1 to 6, en suite showers, bathroom, WC, large open office, stairs to loft and office, single bedrooms 7-19, all with en suite showers. Please note some of these rooms are large and have the potential for attracting high fees.

Administration Block - A detached single storey brick built building with a large number of individual offices, more than suitable for the administration of Cawston Park and Kelling Park, as well as the potential for incorporating the administration of other businesses.

Additional Properties - In addition to the care facilities and administration block there is a full size gymnasium, an administration and training block, a two bedroom bungalow, a four bedroom bungalow, a former coach house with ancillary buildings and various portakabins.

Outside - Two long driveways provide access to the main care facilities. The property is identified by signage at the entrance from the main road. The property sits in approximately 46.5 hectares (115 acres) of woodland, (subject to survey), and has a lake as a prominent feature to the rear of The Manor.

The Business

Cawston Park Independent Psychiatric Hospital ceased trading in November 2009. The three properties provide care for adults suffering from mental illness and detained under the Mental Health Act with drug or alcohol abuse issues. The Lodge was a mixed low to medium secure unit for 14 persons, The Grange (men only) provided for 15 persons and The Manor provided care for 20 people of both sexes in a more open and less secure manner.

Registration

Registered for 53 adults with Mental Health problems including patients with dual diagnosis (mental health misuse) by way of two low secure units and one open unit for male and female patients.

Services, Plant and Equipment

The property is connected to mains electricity. Private drainage borehole water supply. Substantial generators provide back up power. Oil fired central heating. Cooking by way of LPG gas.

Fixtures and Fittings

All fixtures, fittings and Chattels, including fitted carpets and curtains, are specifically excluded from the sale but may be available in addition, subject to separate negotiation.

Kelling Park

Location

Kelling Park is situated close to the north Norfolk Heritage coastline. Kelling is approximately 16.093 km (10 miles) west of Sheringham and 6.437 km (4 miles) north of Holt. The site sits behind a garden centre close to the junction of Bridge Road and Hologate Hill.

The Property

Formerly a hotel, the property has subsequently been converted to care use. The original building was a three storey property which now benefits from a range of single storey and two storey extensions. The main buildings are of rendered brick elevations with single and two storey extensions constructed of red brick elevations.

Accommodation

Entrance into lobby, clinic, WC, second WC, interview room, dining room and non-smoking lounge, cloakroom, kitchen, training rooms, store room, lobby, linen store, laundry, craft and communal meeting area, computer room, bedrooms 1-11 with en suite showers. Note: the recent extension to the rear of the

property incorporating these bedrooms provides a secure inner courtyard garden. A further 4 single bedrooms with en suite facilities, as well as a single bedroom assisted living unit. The balance of the bedrooms is arranged over the first floor.

First Floor/Second Floor

Corridor for office space and a separate first floor area providing a general office, accounts office and 2 further offices and a plant room. This area could provide potential and additional accommodation.

Outside

The property is situated in approximately 4.4 hectares (11 acres) (subject to survey) of gardens and recreation areas with an attractive ornamental pond to the rear of the property. The majority of the rest of the land is to open grassed areas and woodland.

The Business

A nursing home for people with mental health issues excluding learning disability or dementia, Kelling Park could be traded in conjunction with Cawston Park as part of the rehabilitation process.

Registration

Registered for 25 persons with mental health issues (excluding learning disability and dementia).

Services, Plant and Equipment

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

Chattels, Fixtures and Fittings

All chattels, fixtures and fittings, including fitted carpets and curtains, are specifically excluded from the sale but may be available in addition, subject to separate negotiation.

General

Method of Sale

Cawston Park and Kelling Park are to be sold by way of a freehold asset sale offered with vacant possession. The businesses ceased trading in November 2009.

Sales Process

As part of the sales process Savills will be arranging viewing days for all interested parties. All offers should be submitted for the attention of Charles Harrison-Pinder or David Merrick of the Ipswich and Norwich offices respectively. All offers must be submitted in writing or email and received on or before 23rd April 2010. The vendors and their agents reserve the right not to accept the highest offer or indeed any offer. The vendors reserve the right to change the date for offers should circumstances deem it necessary, and accept offers prior to the offer date.

The offers should include the following information:

- Name and identity of the purchaser supported by any conditions which may apply to the offer.
- Method and identification of the sources of finances is vital as well as proposed timetable for completion.

Tenure

The properties are held freehold.

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

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For more information please visit www.savills.co.uk/cawston

Disclaimer/ 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.
- (iii) The information in these particulars is given without responsibility on the part of Savills, Associates or their Clients. Neither Savills nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to the properties.
- (iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the properties which have not been photographed.
- (v) Savills or any joint agents have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the properties are in good structural condition.
- (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.

Important Notice - On 17 November 2009, Nick Edwards and Carlton Siddle were appointed Joint Administrators and contract as agents of the Companies only and without personal liability. The Joint Administrators are authorised by the Institute of Chartered Accountants in England and Wales (ICAEW).

The Manor



The Lodge



The Grange



Bungalow 1



Bungalow 2



The Lake



Former Coach House



Large Bedroom

