

Guide Price
£1,100,000

**Highdene, Stanley Street, South Shields,
Tyne & Wear NE34 0BX**

- Purpose built care home developed in circa 1990
- 32 single bedrooms with en suite WC
- Well specified and spacious accommodation
- Site area 0.330 hectares (0.816 acres)
- Freehold with vacant possession



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Location

The property is located on Stanley Street, a cul-de-sac off Bolden Lane, one of the main thoroughfares running north to south through the town. The surrounding area is a mix of Victorian and modern, mid 80's residential dwellings. Bolden Lane is a busy secondary retail parade and the property sits adjacent to a budget supermarket, a GP Surgery and community centre. There are bus services to the city centre where more comprehensive facilities may be found.

The main surrounding towns and cities include Newcastle (approximately 11 miles to the west), Middlesbrough (approximately 37 miles to the south) and Durham (approximately 18 miles to the south west).

It is within the South Tyneside Metropolitan District which has a population as at the 2001 Census of 152,785 persons of which those over 65 years of age 17.8% (UK 15.9%) and those over 80 years comprise 4.1% (UK 4.1%). Within a two mile catchment there is a resident population of 103,374 of which those over 65 total 18.7% with 4.6% over 80 years. It is projected that the over 65 years of age population will increase by 4,843 persons (25.1%) and the over 80 age group by 1,412 persons (29.5%) respectively over the next 20 years.

The Property

Highbene is a 32 bed two storey purpose built care home developed in circa 1990 and subject to a small extension in circa 2000 and again in 2002. It provided personal care for the elderly, including some with physical and mental disability. The property is constructed in traditional brick and block work elevations and set under pitched concrete interlocking tiled roofs. The building is broadly H shaped in plan. Windows and doors throughout the original portion are timber framed single glazed units, within the newer rooms added in circa 2000 they are timber framed double glazed units and rainwater goods are UVPC.

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 a further day room / conservatory on the ground floor.

The bathing facilities comprise of four assisted bathrooms, two with showers, all with non slip floors, WCs 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 32 and operated to this capacity from 32 single rooms of which 32 are en suite.

Together with day space and ancillary accommodation the home is arranged as follows:-

Ground Floor:

18 single WC en suite bedrooms, assisted bath/shower/WC, assisted bath/WC, 2 lounge/dining room (1 with kitchenette), 3 WC's, 2 offices, kitchen & stores, refuse room, laundry, stores, hairdressing room, plant room.

First Floor

14 single WC en suite bedrooms, assisted bath/shower/WC, assisted bath/ WC, lounge/dining room with kitchenette, stores.

We have not undertaken a full measured survey but have taken spot measurements of the principal rooms. These indicate that single rooms range between 13.8m² - 18.2m² and day space is 148.8m² which equates to 4.7m² per resident. The overall ratio of bathing facilities per resident excluding WCs and en suites is 1:8.

Outside

The site is broadly rectangular in shape and is generally flat.

There is a short access driveway to the south to the main entrance and car parking for 6 vehicles.

There are landscaped grounds with a central resident's garden to the side (west).

The site extends to approximately 0.330 hectares (0.816 acres)

Background Information

Highbene Residential Home has operated as a care home and under the present ownership and management since development by Anchor Trust in circa 1990. We understand that occupancy has over the last year averaged 28. Fees had been £395 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 G with a liability of £2,284.80 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 most recent planning decision we are advised is as follows:-

ST/0585/04//DM

Proposed conversion of managers accommodation and construction of two storey extension to provide 7 flats and communal dining area.

Approved with conditions

26 May 2004

Services, Plant And Equipment

The property is connected to the main gas, electricity, water and drainage systems and is heated by three 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/630kg shaft lift serving both floors. The building is fitted with a hardwired nurse call system, smoke/fire detectors and emergency lighting.

Registration

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

Service – Care Home

Capacity - 32

Service user categories - Old Age (OP) – 32, Mental Disorder, over 65 years (MD(E)) – 1 Physical Disability, over 65 years (PD(E)) – 5

Highbene had been assessed as a 1 Star (adequate) home.

Tenure

The property is held freehold.

VAT

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

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Viewing

A number of viewing days are being arranged for prospective purchasers to inspect the property. Please contact the agents for further details or visit www.savills.co.uk/anchorch

Method Of Sale

The property is offered for sale by Private Treaty, unconditional offers are invited by mid day on Wednesday 22nd July 2009 and should be addressed to Craig Woollam at Savills, Wessex House, Priors Walk, East Borough, Wimborne, Dorset BH21 1PB. All offers should include the following:

1. Identity of the purchaser
2. Details of proposed use
3. Method of financing the purchase
4. Proposed timetable for completing the purchase

Our clients reserve the right not to accept the highest or indeed any offer received. Our clients also reserve the right to accept offers prior to the 22nd July.

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

Contact

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- 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.



