

**Upon the instructions of Nigel Millar and Simon Bower
Joint Administrators of Lancaster House**



**Lancaster House, 2 Portal Avenue,
Watton, Thetford, Norfolk IP25 6HP**

- Residential care home registered for 19 Elderly Persons
- Georgian style property with purpose built extension to the rear
- Average fees £400 per week
- Run under management
- Close to Watton town centre and all amenities

Price: Offers in excess of £800,000



Location

Lancaster House is situated in the Norfolk town of Watton. Just a minutes drive from the centre of Watton, Portal Avenue is situated off the Norwich Road (B1108). Approximate distances from Watton are Dereham 10 miles, Thetford 14 miles and Swaffham 9 miles.

The Property

The property is of Georgian style set in its own gardens. Originally constructed around 1935 it was part of the Royal Air Force officers accommodation. There has been a recent extension to the rear of the property providing 10 single rooms. The property is constructed of brick elevations over ground and first floors with roof by way of tiles.

Accommodation

Ground Floor

- Entrance to the front of the property leading to the Residents' lounge and adjoining dining room.
- Wet room and corridor to:
- 10 singles, all en suite and approximately 12 sq m.
- Door to rear garden.
- Kitchen
- Freezer room
- Staff WC
- WC
- Entrance area
- 4 single rooms
- Staff room
- Assisted bathroom and WC
- Chair lift to the first floor

First Floor

- 5 single bedrooms
- 2 separate WCs

Outside

The property sits in its own grounds with a rear garden laid mainly to lawn with mature shrubs.

The Business

The business is that of a fully operational residential care home. At the time of our inspection there were 17 residents in situ out of a possible 19. The home is in good order throughout and has an above average proportion of private fee paying residents resulting in an average fee of £400 per week. The home is run under management.

Registration

Lancaster House is registered for 19 elderly persons not falling within any other category. At the time of the last inspection it was rated 2 star good.

Services, Plant and Equipment

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

Method of Sale

Lancaster House is to be sold as a going concern by way of a freehold asset sale.

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 and must be submitted in writing or email and 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 property is held freehold.

Guide Price

Offers in excess of £800,000

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

Craig Woollam
Tel: 01202 856805
Email: cwoollam@savills.com

Sheryl Davey
Tel: 01473 234807
Email: sdavey@savills.com

Disclaimer

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. The quoted measurements have in this instance been taken from layout drawings provided by our clients and are not precise.
- v. Savills or any joint agents have not tested and 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 clients 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.

