

**Upon the instructions of Nigel Millar and Simon Bower,  
Joint Administrators of Stowlangtoft Hall**



## **Stowlangtoft Hall Nursing Home, Stowlangtoft, Bury St Edmunds, Suffolk IP31 3JY**

- Nursing Home registered for 37 – 8 twin rooms
- Set in 7 acres
- Current income approximately £15,000 per week
- Stunning property Grade II listed
- Run under management
- Terrific opportunity to maximise income
- Property is being sold by way of lease with offers to be received by Friday 23rd April 2010

**Price: £250,000 Leasehold**



## Location

Stowlangtoft Hall is situated off Kiln Lane in the Suffolk village of Stowlangtoft, approximate distances from which are Bury St Edmunds 10 miles, Thetford to the north 15 miles and Diss a similar distance to the east. To the south is the A14 with links to Stowmarket, Cambridge and Bury St Edmunds. Stowlangtoft Hall is situated on part of the Stowlangtoft Estate which in total comprises about 850 acres of parkland, woodland and arable land.

The property dates back to the mid-19th Century and was built by Messrs Cubitt of Grays Inn Road in the Italian style of architecture. Further information on the property can be found on the website [www.british-towns.net/sh/statelyhomes\\_album.asp](http://www.british-towns.net/sh/statelyhomes_album.asp)

## The Property

As previously mentioned Stowlangtoft Hall was constructed in 1859 and is of the Italian style of architecture constructed mainly of white brick and stone. It has terraces to the south and west fronts.

## Accommodation

The residents accommodation is broken down as follows.

### First Floor.

14 Single rooms. 7 twins.

### Second Floor.

7 Single rooms. 1 twin .

The vast majority of residents' bedrooms measure in excess of 12 square metres with the most rooms significantly above the minimum standard required. We would comment that several of the resident's bedrooms are approximately 50 square metres which indicates that there is potential to either create additional single bedrooms or add en-suite wet rooms or bathrooms.

In terms of the day space , we are of the opinion that there is a more than adequate provision per registered bed taking it significantly above the National Minimum Standard Requirement of 4.1 square metres per person. This communal space comprises a dining room, main lounge, front lounge, entrance hall, and art room, and further ancilliary areas.

## Outside

The property sits in its own grounds extending to approximately 7 acres with more than ample opportunity for car parking. The land included with the property forms part of the demised area within the lease.

## The Business

The business is that of a registered nursing home. At the time of our inspection there were 25 residents in situ with fees ranging from £493 per week to £1,012 per week. The fee income generated from 25 residents is £15,646 per week which is an average fee of £625 per week. There are a number of areas in relation to fee income which prospective purchasers will identify as areas for development.

## Registration

The home is registered for a total number of 37 for people over 65 requiring nursing care or registration for 37 people under the age of 65 with physical disability.

## Services, Plant and Equipment

The property is connected to mains electricity. Water is from a bore hole. Oil fired central heating. Private drainage.

## Method of Sale

Stowlangtoft Hall Nursing Home is to be sold by way of lease details of which are as follows; The lease commenced on the 3rd December 2004 ending 2nd December 2019. The current rent passing is £49,000 per annum however this is subject to an overdue rent review. The lease is full repair and insuring lease with rent reviews every 5 years and the lease extends to the maintenance of the grounds in terms of maintenance of trees and green space, etc.

## Sales Process

As part of the sales process Savills will be arranging viewing days for all interested parties with offers to be received no later than Friday 23rd April 2010. Offers should be sent to Charles Harrison-Pinder at the Ipswich office of Savills.

## Tenure

The property is held on lease.

## Guide Price

£250,000

## 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](mailto:chpinder@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.



