

**Guide Price**  
**£700,000**

## St Clare House, Bourne Street, Hull, East Yorkshire HU2 8AE

- Purpose built care home developed in circa 1990
- 29 single bedrooms with en suite WC
- Well specified and spacious accommodation
- Site area of 0.16 hectares (0.39 acres)
- Freehold with vacant possession



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## Location

The property is located fronting onto Bourne Street at its junction with Little Mason Street, just off the A165 Free Town Way, and a short walking distance from the town's main retail administrative district. The surrounding properties include Hull College of further education, a clinic, church and a number of municipal offices.

The main surrounding towns include Beverley (approximately 10 miles to the north), Scunthorpe (approximately 28 miles to the south) and Grimsby (approximately 28 miles to the south).

It is within the Kingston upon Hull district which has a population as at the 2001 Census of 243,589 of which those over 65 years of age represent 15.3% (UK 15.9%) and those aged over 80 years comprise 3.7% (UK 4.1%). Within a 2 mile catchment there is a resident population of 89,992 of which those over 65 total 13.9% with 4% over 80 years. It is projected that the over 65 years of age population will increase by 2,207 persons (17.6%) and the over 80 age group by 679 persons (18.8%) respectively over the next 20 years.

## The Property

St Clare House is a 29 bed two storey 1990 purpose built care home for the elderly. It is constructed with traditional cavity brick and block elevations with dressed stone detailing and a concrete interlocking tiled roof. Windows throughout are single-glazed wooden framed units covered in a film coating and guttering is plastic. To the north of the building adjacent to the main lawn, is a two storey section previously utilised as the manager's flat, but subsequently converted into four care bedrooms.

## The Accommodation

The accommodation is finished to a good standard with plastered emulsion walls, part plastered part suspended ceilings and spot lighting. Flooring is a mix of carpeting to the bedrooms, corridors and day space with linoleum to the dining room areas. The communal areas comprise a large lounge/dining room on the ground floor in addition to a separate small seating area, with a further large dining room on the first floor.

The bathing facilities comprise two assisted bathrooms, all with non-slip floors, WC's and wash hand basins. In addition there are two walk-in shower rooms, again each with WC and wash hand basin.

The kitchen has a non-slip floor and is equipped with commercial grade fixtures and fittings. St Clare House is registered for 29 and operates to this capacity from all single en suite bedrooms.

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

### Ground Floor

13 single WC en suite bedrooms, assisted bathroom/WC, one shower room, large lounge/dining room, additional small seating area, staff room, store room, laundry room, lift room.

### First Floor

16 single WC en suite bedrooms, assisted bath/WC, one shower room, one large communal dining room, hair dressing room, medication room, store room, shift office, boiler room, store room.

We have not undertaken a full measured survey but have taken spot measurements of the principal rooms. These indicate that single bedrooms range from 12.7m<sup>2</sup> - 16.8m<sup>2</sup> and day space is 133m<sup>2</sup>, which equates to 4.6m<sup>2</sup> per resident.

## Outside

The site is "L" shaped and set on level ground with the land to the immediate north being utilised as gardens. The car park is located to the front of the property adjacent to the main entrance and provides parking for up to 10 cars on a tarmac surface.

The site extends to approximately 0.16 hectares (0.39 acres).

## Background Information

St Clare has operated as a care home and was developed and constructed by Anchor Trust in 1990 and has been under the same ownership and management since this time. We understand that occupancy had remained relatively consistent over the past year with an average of circa 96%. Fees had ranged from £293.50 to £428.85 with an average of £342.12 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 H with a liability of £2,487.50 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.

## Services, plant and equipment

The property is connected to the main gas, electricity, water and drainage systems and is heated by a gas-fired boiler system to covered radiators throughout the property. 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. Furniture, soft furnishings and loose items of equipment such as mobile hoists have been removed from the premises.

## Registration

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

Service – Care Home

Capacity – 29

Service user categories - Dementia – over 65 years of age (DE(E)). Old age not falling within any other category

St Clare 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

Please contact the agents for further details or [www.savills.co.uk/](http://www.savills.co.uk/) anchorch.

## Method Of Sale

The property is currently for sale by Private Treaty but will be placed in the Savills Commercial Auction to take place on 12th October 2009 unless previously sold

## Additional Information

Additional information such as floor plans, Land Registry information, former registration details and viewing arrangements are available at [www.savills.co.uk/anchorch](http://www.savills.co.uk/anchorch)

## Contact

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