Healthcare

savills.com

Anchor Homes

savills

Guide Price
£800,000

Thistledale, Suffolk Street
Hendon, Sunderland SR2 8JZ

- Purpose built care home developed in 1988
- 29 single bedrooms with en suite WC
- Well specified and spacious accommodation
- Site of 0.237 hectares (0.586 acres)
- Freehold with vacant possession

Craig Woollam
Savills – Healthcare
Wessex House, Wimborne, Dorset, BH21 1PB
cwoollam@savills.com
01202 856805

Colin Rees Smith
Savills – Healthcare
20 Grosvenor Hill, London, W1K 3HQ
crsmith@savills.com
0207 409 5996

Location
The property is in an area dominated by high density Victorian terraced housing. To the west of the property is a small GP surgery, to the south are a number of relatively modern terraced houses, with Victorian terraced house on all other sides. To the north is the main road of Suffolk Street that has a number of local shops.
The main surrounding towns and cities include Newcastle (approximately 14 miles to the north west), Middlesbrough (approximately 27 miles to the south) and Durham (approximately 13 miles to the south west).

It is within the Sunderland Metropolitan District which has a population as at the 2001 Census of 280,807 persons of which those over 65 years of age represent 15.6% (UK 15.9%) and those over 80 years comprise 3.3% (UK 4.1%). Within a two mile catchment there is a resident population of 75,784 persons of which those over 65 total 17.8% with 4.5% over 80 years. It is projected that over 65 years of age population will increase by 4,527 persons or 33.5% and the over 80 age group by 1,725 persons or 51.0% respectively over the next 20 years.

The Property
Thistledale Residential Home is a 29 bed two storey purpose built care home developed in circa 1988 to provide personal care for the elderly, including those with dementia or physical disability. The property is constructed in traditional brick and block work elevations, and set under pitched interlocking concrete tiled roofs. The building is irregular in shape but is broadly T shaped in plan. Windows and doors throughout are timber framed double glazed units and rainwater goods are UPVC. The building is capable of operation as four separate wings, each having its own lounge/dining room and assisted bathrooms.

The Accomodation
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 4 smaller day rooms (2 on ground floor and 2 on first floor). The bathing facilities comprise of four assisted bathrooms, 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 29 and operated to this capacity from 29 single en suite bedrooms. Together with day space and ancillary accommodation the home is arranged as follows:-

Ground Floor
14 single en suite bedrooms, 2 assisted bath/shower/WC, 2 lounge/dining rooms, day room, 2 WC's, office, kitchen & stores, refuse room, laundry, stores.

First Floor
15 single WC en suite bedrooms, 2 assisted bath/shower/WC's, 2 lounge/dining rooms, staff room, stores, plant room.

We have not undertaken a full measured survey but have taken spot measurements of the principal rooms. These indicate that single rooms range from 19.1m² - 20.1m² and day space is 111.7m² which equates to 3.9m² per resident and is below the National Minimum Standard of 4.1m². There are areas within the corridors that appear to be used for communal seating that may help address this shortfall, furthermore the residents rooms are all of a good size that may mitigate this subject to CQC approval. The overall ratio of bathing facilities per resident excluding WCs and en suites is 1:7.

Outside
The site is broadly rectangular in shape and is relatively flat. There is car parking areas for 6 vehicles.
The site extends to approximately 0.237 hectares (0.586 acres).

Background Information
Thistleate was developed by Anchor Trust in 1988 and has been under the under the present ownership and management since development. We understand that occupancy over the past year had averaged circa 79%. Fees had ranged from £368.69 to £403.81 with an average of £389.15. 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 £2,577.50 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 two gas fired boiler to hot water radiators. We understand that major works and replacements have been carried out to the hot water and heating system. 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 a 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 - 29
Service user categories - Old Age (OP) – 19, Dementia (DE) – 5, Physical Disability (PD) - 5
Thistledale had been assessed as a 2 Star (Good) home.

Tenure
The property is held freehold.

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

Guide Price
£800,000

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

Additonal information such as floor plans, Land Registry title plan, former registration details and viewing arrangements are available at www.savills.co.uk/anchorch

Contact

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

Savills Healthcare
Wessex House
Wimborne, Dorset BH21 1PB

Colin Rees Smith
Tel: 0207 409 5996
Email: crsmith@savills.com

Savills Healthcare
20 Grosvenor Hill, London W1K 3HQ

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.

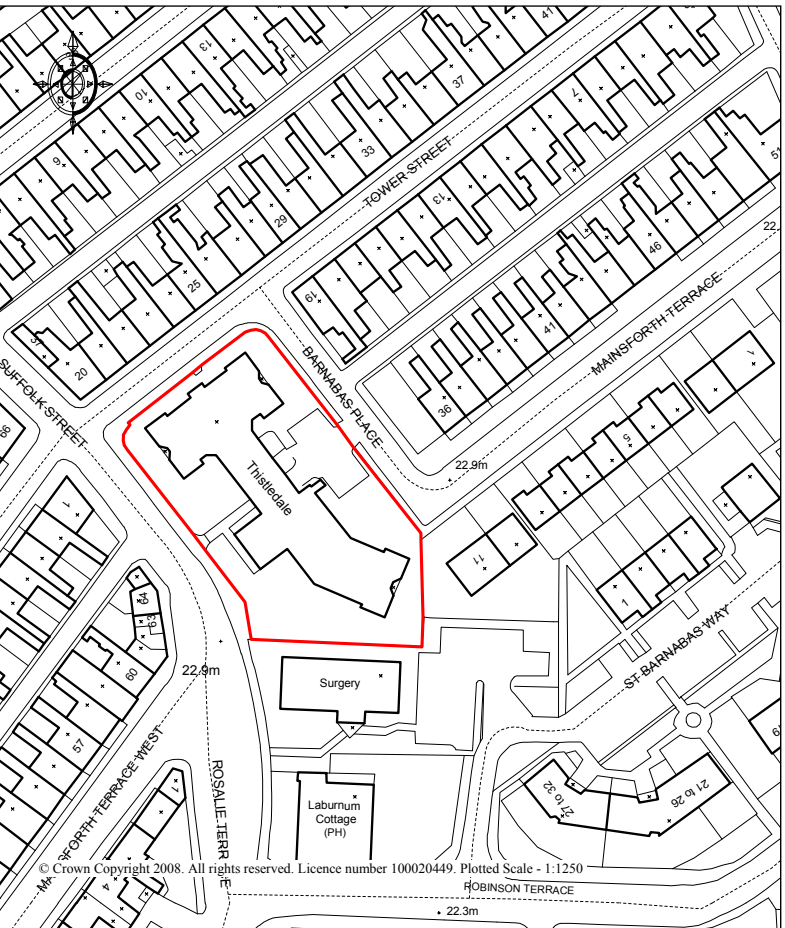
(ii)Purchasers must rely on their own enquiries by inspections or otherwise on all mattes including planning or other consents.

(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.

Subject to Contract