

HEALTHCARE PROPERTY LIST MARCH 2018



REDWOODS
DOWLING KERR

THE HEALTHCARE BUSINESS SPECIALISTS

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LEARNING DISABILITIES

PROJECT HEIDI

Ref: 44875

Scotland
Limited Holding Company

Offers Invited

Care, accommodation & education services provider with excellent reputation

Income of £4.5m in the year ended 31.07.16 with an EBTIDA of 34%

Projected income of £6.2m in the current financial yr delivering £2.6m adjusted EBITDA

Three year plan to grow to £8.2m income with a projected EBITDA of £3.8m

For more information please contact Anthony Rae on 01772 775 778

SOLD

CARE HOME

Ref: 40400

Lancashire
Freehold

£400,000

Residential Care Home registered for 6 residents with learning difficulties

Turnover for £154,990 (y/e 30/06/2016)
Adjusted Net profit of £39,761 (25%)

Operated under management

4 Single bedrooms and one shared bedroom

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44809

Staffordshire
Freehold

£1,200,000

Exceptional detached care home, registered for 8 residents with learning disabilities

Fee income circa £460,000 per annum, impressive EBITDA

Currently additional one bedroom private accommodation, possible additional residents room

Immaculately presented, approaching 5 acre site, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

SOLD

CARE HOME

Ref: 44889

South Yorkshire
Freehold

£475,000

Charming care home for residents with learning disabilities, registered for 4 residents

Fee income £228,898 (y/e 31/08/15)
EBITDA £87,888

Convenient & accessible setting, truly enviable reputation

High occupancy, superbly appointed, owner's retiring, highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

LEARNING DISABILITIES

CARE HOME

Ref: 42253

East Yorkshire
Freehold

£585,000

Detached residential care home for residents with learning disabilities, registered for 10 residents

Fee income £239,271 per annum (y/e 30 September 2015)

Popular and convenient residential location, 10 single rooms (6 en-suite)

Domiciliary care providing around 500 hours of care per 4 weeks

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44050

West Yorkshire
Freehold

£895,000

Exceptional detached care home for 13 residents with learning disabilities

Fee Income circa £575,000 per annum, impressive EBITDA

Immaculately presented, approaching one acre site

High occupancy viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

Under Offer

CARE HOME

Ref: 41743

Lincolnshire
Freehold

£750,000

Residential care home registered for 16 residents with learning difficulties

Income for £414,842 with an EBITDA of £113,849 (y/e 5/9/17)

10 single and 3 twin rooms - all en-suite, Spacious and well presented accommodation

Enviably reputation, retirement sale

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

CAWSTON PROPERTIES LTD

Ref: 45435

West Midlands
Freehold

£775,000

Two freehold care homes, registered for 3 residents at each location, due to retirement

Catering for LD and CB, the business is still currently generating approx. £180,000 pa

Peaceful yet accessible locations, previously high occupancy levels

Superbly appointed, substantial dwellings, both homes have a good CQC rating

For more information please contact Josh Higham on 01772 775 753

Under Offer

LEARNING DISABILITIES

CARE HOME

Ref: 43905

Leicestershire
Freehold

£795,000

Highly renowned care home, registered for 10 residents with learning disabilities

Fee income £287,264 per annum (y/e 31.08.15) ANP of £174,493 (61%)

Popular and convenient residential location, all single rooms, approved planning permission

Well presented, rare opportunity, owner retiring, viewing recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

CARE HOME & CARE AGENCY

Ref: 44421

Worcestershire
Freehold

£880,000

Detached care home registered for six residents with learning disabilities

Turnover £511,226 (y/e 31.10.2015) EBITDA £172,050

Popular and convenient residential location viewing recommended

Well established domiciliary care service

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 43648

West Midlands
Freehold

£1,100,000

Adult care home registered for 15 residents with learning disabilities

Turnover £626,487 (y/e 31.08.2015) EBITDA of £145,330 (23%)

Convenient and accessible location, excellent reputation

Substantial and impressive premises, rare opportunity

For more information please contact Asif Musa on 01772 775 794

SOLD

TWO CARE HOMES

Ref: 44299

Worcestershire
Freehold

£1,400,000

2 learning disability homes, 1 supported living property and a domiciliary care service

Fee Income circa £742,000 per annum, impressive EBITDA £228,104

Located over 3 sites within ½ a mile radius, high occupancy

Excellent reputation within the local community

For more information please contact Josh Higham on 01772 775 753

SOLD

LEARNING DISABILITIES

CARE HOME

Ref: 44272

Flintshire
Freehold/Leasehold

O.I.R.O £2m/Offers Invited

Two learning disability care homes and one day care facility for adults with learning disabilities

Advised fee income circa £1,339,401 per annum, with adjusted net profit for same period £364,474 (27%)

Historically high occupancy, viewing highly recommended

Immaculately presented, enviable reputation, convenient and accessible location

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

CARE HOME

Ref: 45601

Hertfordshire
Leasehold

£430,000

Specialist learning disability care home registered for 6 residents

Adjusted year end net profits £200,000 to £205,000

Detached property set within mature grounds of one acre

Good profits for owner operator or expanding group, viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

Under Offer

CARE HOME

Ref: 38630

North Wales
Freehold

OIRO £450,000

Currently registered for 3 residents with learning disabilities

Turnover £184,449 (y/e 31/03/2016)
Adjusted net Profit £76,825 (41%)

Scope for development with advised planning permission for a further 2 residents

Indoor swimming pool

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 41136

South Wales
Freehold

£450,000

Care home registered for 8 residents providing care for learning difficulties

Fee income £206,347 (y/e 29/2/2016) with ANP of £87,190

End terrace terraced property

Set in a semi-rural location

For more information please contact Asif Musa on 01772 775 794

LEARNING DISABILITIES

CARE HOME

Ref: 45657

Kent
Freehold

OIRO £2,700,000

Learning disability care home, registered for 25 residents, all single bedrooms, some with en-suite facilities

Twelve-month income year ending 31/03/2017 £1,163,051 with EBITDA of £381,100 (33%)

Additional unregistered two-bedroom flat used for supported living

Retirement sale, popular Kent location, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

TWO CARE HOMES

Ref: 43813

Essex
Freehold

£1,600,000

Two well established learning disability care homes, combined registration for 12 residents

Combined twelve month income £457,254, ANP combined £451,551 (y/e 28/2/2016)

Excellent profits and reputation

Manager run, viewing recommended

For more information please contact Asif Musa on 01772 775 794

TWO CARE HOMES

Ref: 44023

Essex
Freehold

£2,400,000

Impressive pair of specialist care homes, combined registration for 7 residents

Income 2015 £853,000

Very strong EBITDA

Owner run and excellent reputation, viewing recommended

For more information please contact Josh Higham on 01772 775 753

LEARNING DISABILITY CARE HOME

Ref: 45805

Middlesex
Leasehold/ Freehold

£215,000/£1,500,000

Learning disability home for mental health, registered for 11 residents

Income £329,859 with adjusted profits of £122,962 (57%) (y/e 05/04/16)

Situated within a densely populated and popular residential area of Middlesex

Owner run, retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

LEARNING DISABILITIES

LEARNING DISABILITY CARE HOME

Ref: 44200

London
Freehold

O.I.R.O £575,000

Superb 4 bed learning disability care home, registered for 4 with 4 single rooms

Fee income £164,722 (y/e 31.10.16)
ANP £91,768

Excellent location, home from home feel

Valuable freehold asset, viewing recommended

For more information please contact Asif Musa on 01772 775 794

SOLD

CARE HOME

Ref: 45631

East Sussex
Freehold

OIRO £800,000

8-bedroom learning disability care home, registered for 8 people, fees ranging from £839 - £1,300 p/w

Fee income £353,316 (y/e 31.1.17) based on seven residents, ANP for 2017 £109,076 (31%)

Located on a popular East Sussex coastline

Retirement sale, viewing highly recommended

For more information please contact Asif Musa 01772 775 794

**New
Instruction**

PROJECT LAVENDER

Ref: 44321

Bristol
Freehold

£1,200,000

Registered for 7 residents with 7 single rooms, residents aged between 18 and 64 years old

Income of £631k for the year ending March 2016, generating an EBITDA of £186k

Conveniently situated near local Scope exists to develop and expand the facility

Owner is only selling due to their wish to retire to spend more time with her family

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 43898

Bristol
Goodwill & Equipment

£245,000

Residential care home registered for 8 residents with learning disabilities

Fee income £334,00 per annum (y/e 2014)

Operated under management

Owner retiring, viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

LEARNING DISABILITIES

CARE HOME

Ref: 45457

Devon
Freehold

£460,000

Delightful residential care home for adults with learning disabilities. Registered for 7 residents

Excess of £165,000 Profit (y/e 2015) is £91,923 gross with (EBITDA) of approx. £67,500

Beautifully presented and extended end terraced property, close to the town centre and amenities

Viewing highly recommended

For more information please contact Sam Fazackerley 01772 775 754

Under Offer

CARE HOME

Ref: 44797

Devon
Freehold

£470,000

Stunning care home registered for four adults with learning disabilities

Fee income £100,485 (31.03.16)
ANP £63,629

Long term residents 100% local authority, owner managed

Stunning owner's 1 bedroom en suite accommodation

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45786

Dorset
Freehold

£499,950

Learning disability home, registered for 15 residents

Income £293,079 with adjusted profits in the region of £68,000 (23%) (y/e 31.03.17)

Popular Norfolk town close to the town centre and sea front, good road and rail links to London

Management run, retirement sale, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

CARE HOME

Ref: 43213

Devon
Freehold

£550,000

Care home for learning and physically disabled adults, registered for 9 residents

2015 residents fee of £353,157, EBITDA of £82,462 (23%)

Retirement sale

Run by vendors with full management backup

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

LEARNING DISABILITIES

CARE HOME

Ref: 45145

Cornwall
Freehold

O.I.R.O £595,000

Delightful detached residential care home for adults with learning disabilities, registered for 6 residents

Income for 2015, £298,000

Profit for year 2015 is an adjusted profitability (EBITDA) of £69,670

Potential to expand, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44914

Cornwall
Freehold

£699,995

Charming care home for residents with learning disabilities, registered for 6 residents

Fee income £137,161 (2016) ANP £85,063

Convenient & accessible setting, truly enviable reputation

High occupancy, superbly appointed, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45114

Hampshire
Freehold

£1,000,000

Charming care home for residents with learning disabilities and mental health, registered for 14 residents

Fee income £387,420 (y/e 31/03/16) ANP of £133,742

Convenient & accessible setting, truly enviable reputation

High occupancy, owner's retiring, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

PROJECT MABEL

Ref: 44165

Scotland
Freehold

£599,950

Extensive property refurbished to a high standard and set in a picturesque location

Income of £325k in the year ended 30.04.2015

Currently caters for 13 elderly residents

Good Care Inspectorate ratings and strong reputation within the community

For more information please contact Josh Higham on 01772 775 753

PROJECT IVY

Ref: 43899

Northumberland
Freehold

£1,250,000

Two homes registered for a combined total of 50 residents

Income of £1,219k for the year ended 31.07.2016 with ANP of £182,922

Fantastic reputation and relationship with local councils, resulting in regular referrals

Long serving staff who are capable of running the homes on a day to day basis

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL CARE HOME

Ref: 45602

Greater Manchester
Freehold

£225,000

Care Home for residents with Mental Health, registered for 5 residents

Fee income £113,217 per annum (y/e 31/12/16) with EBITDA of £35,668 (32%)

Convenient & accessible residential setting, excellent reputation

All single rooms, well presented, owner retiring, viewing recommended

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

RESIDENTIAL CARE HOME

Ref: 45726

Lancashire
Freehold

£275,000

Delightful care home for residents with mental health, registered for 3 residents

Fee income £73,716 per annum (y/e 28.02.17), EBITDA £51,880 (70%)

Convenient & accessible residential setting, excellent reputation

2/3 bed owner's accommodation, viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

RESIDENTIAL

CARE HOME

Ref: 43640

Lancashire
Freehold

£375,000

Well established care home for the elderly, registered for 8 residents

Fee Income £123,929 per annum (y/e 30/2/16) with EBITDA of £22,606 (18%)

Popular and convenient location, 8 single bedrooms

Excellent reputation, 2 bed owner's accommodation, retirement sale

For more information please contact Sam Fazackerley on 01772 775 754

CARE HOME

Ref: 45780

Lancashire
Freehold

OIRO £395,000

Charming residential care home for the elderly, registered for 14 residents

Fee Income £254,824 with (ANP) of £98,789 (38%) (y/e 31.03.15)

Peaceful yet convenient setting, 10 single & 2 twin bedrooms

Historically high occupancy levels, spacious grounds with potential to extend

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45668

Cumbria
Freehold

£450,000

Registered for 12 residents with 11 en-suite bedrooms (operates with 11 residents)

Advised Fee Income (y/e 31.12.2016) £289,688 per annum

Convenient and accessible location within Cumbria

Potential to extend registration/ possible owner's accommodation

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 44438

Lancashire
Freehold

£499,950

Charming residential, registered for 13 residents, all single rooms

Fee income £266,819 per annum (y/e 31.03.16), with ANP of £67,723

Convenient & accessible location, potential to expand

Healthy occupancy levels, 2 bed owner's/manager's accommodation

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 44309

Merseyside
Freehold

£499,995

Detached residential care home for the elderly, registered for 15 residents

Fee income £302,120 per annum (y/e 31.10.14), healthy EBITDA of £48,596

Established and popular residential area, well presented throughout

Truly enviable reputation, historically high occupancy levels, owner retiring

For more information please contact Josh Higham on 01772 775 753

HOME CARE AGENCY

Ref: 45117

Greater Manchester
Freehold

£500,000

Well established and highly lucrative home care agency

Turnover £712,287 per annum (y/e 30.09.15) EBITDA of £158,308

Convenient and accessible trading position, truly enviable reputation

Approximately 1,300 hours care per week, relocatable, retirement sale

For more information please contact Asif Musa on 01772 775 794

SOLD

RESIDENTIAL CARE HOME

Ref: 42633

Staffordshire
Freehold

£525,000

Detached residential care home for the elderly

Fee income £316,692 (y/e 31/03/2016) with ANP of £33,625

Sought after and convenient residential setting, truly enviable reputation

Historically high occupancy levels, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 42419

Lancashire
Freehold

£550,000

Charming residential care home for the elderly, registered for 23 residents

Fee income £402,554 per annum (y/e 03.16) ANP of £109,071 (27%)

Convenient & accessible residential area, truly enviable reputation

Historically healthy occupancy levels, owners retiring, viewing recommended

For more information please contact Asif Musa on 01772 775 794

SOLD

RESIDENTIAL

RESIDENTIAL CARE HOME

Ref: 45652

Lancashire
Freehold

£795,000

Well established
Residential Care Home,
registered for 24
residents

Advised Fee Income
circa £460,000 pa (y/e
31.03.16), projected
2017 £450,000 with
ANP £101,200 (22%)

Idyllic & accessible
setting, historically high
occupancy levels,
majority single
occupancy rooms

3 bed owner's
accommodation,
retirement sale

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45145

Lancashire
Freehold

£595,000

Impressive Residential
Care Home for the
Elderly (Reg 17
residents)

Turnover £369,261 with
Adjusted Net Profit of
£79,762 (21%)
(y/e 28/04/2017)

Client forecast 2017
£345,000 with ANP of
£97,623 (28%)

All single
occupancy rooms
(majority en-suite),
2 bed owner's
accommodation

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL CARE HOME

Ref: 43178

Lancashire
Freehold

£600,000

Detached residential
home for the elderly,
registered for
17 residents

Fee income £384,542
per annum (y/e
31.07.16) with EBITDA
of £104,034 (27%)

Peaceful yet convenient
location, 13 single & 2
twin rooms

Well presented
throughout, owners
retiring, viewing highly
recommended

For more information please contact Sam Fazackerley on 01772 775 754

CARE HOME

Ref: 43798

Lancashire
Freehold

£650,000

Detached care home
for adults with
physical disabilities
(Registered for 21)

Fee income £806,199
per annum
(y/e 31.12.15)

Truly enviable
reputation, historically
high occupancy levels

19 single and 1 twin
room, well presented,
owners retiring, rare
opportunity

For more information please contact Josh Higham on 01772 775 753

Under
Offer

RESIDENTIAL

CARE HOME

Ref: 43236

Derbyshire
Freehold

£700,000

Residential care home, registered for 5, registered with mental health needs

Turnover £147,186 with an Adjusted Net Profit of £94,594 (64%) (y/e 30/11/2016)

High occupancy levels

Impressive detached property, excellently presented

For more information please contact Asif Musa on 01772 775 794

TWO RESIDENTIAL CARE HOMES

Ref: 45166

Lancashire
Freehold

£700,000

Two Delightful Residential Care Homes for the Elderly (Reg 22 residents)

Combined fee income £599,485 per annum (y/e 31.12.16), ANP of £179,172 (29%)

Sought after and convenient settings, historically high occupancy levels

All single rooms (majority en-suite)

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 41672

Greater Manchester
Freehold

£700,000

Charming residential care home for the elderly, registered for 20 residents

Fee income £425,726 (y/e 30.11.16) ANP of £107,805

Convenient and accessible location, excellent audited profits

20 single rooms (18 en-suite), high occupancy levels

For more information please contact Asif Musa on 01772 775 794

On Hold

CARE HOME

Ref: 44990

Lancashire
Freehold

£725,000

Delightful residential care home registered for 21 residents

Fee income £498,256 per annum (y/e 31.03.15), ANP of £135,281

Established and popular residential area, well-presented throughout

Truly enviable reputation, historically high occupancy levels, owner retiring

For more information please contact Asif Musa on 01772 775 794

SOLD

RESIDENTIAL

CARE HOME

Ref: 41798

Cumbria
Freehold

£900,000

Impressive detached residential care home, registered for 23 residents

Turnover (y/e 31/03/2016) £556,782 with Adjusted net profit (ANP) of £86,568.

Traditional Victorian property, well presented throughout

Sought after residential location, excellent reputation

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45346

Derbyshire
Freehold

£895,000

Highly renowned residential care home, registered for 5 residents with learning difficulties

Current fee income £244,069 pa (y/e 2016), ANP £142,623 (58%)

Spacious and excellently presented accommodation, enviable reputation

All rooms en-suite, set to spacious grounds. Enjoys healthy accounts and profitability, retirement sale

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45269

Lancashire
Freehold

Offers Over £1,000,000

Delightful residential care home for the Elderly, registered for 25 residents

Fee income £477,793 per annum (y/e 31.03.16), EBITDA £130,703 (27%)

Convenient and desirable setting, separate 3 bedroom owner's property

Fifteen en-suite bedrooms, well presented throughout, retirement sale

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45935

Cheshire
Freehold

OIRO £1,100,000

Charming detached residential care home for the elderly, registered for 20 residents

Fee income £528,408, EBITDA £156,357 (30%) (y/e 31.03.17)

Convenient and accessible setting, truly enviable reputation, retirement sale

Well presented throughout, high occupancy, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

RESIDENTIAL

CARE HOME

Ref: 45839

Derbyshire
Freehold

£1,250,000

Delightful care home for the elderly, registered for 19 residents

Fee income £402,783 per annum (y/e 31.03.17)

Desirable and accessible residential setting, enviable reputation, high occupancy

Substantial property, all single rooms, well presented, owners retiring

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL CARE HOME

Ref: 45676

Manchester
Freehold

£1,250,000

Two residential care homes for the elderly, registered for 18 residents in all single en-suite bedrooms

Projected fee income circa £450,000 per annum, healthy occupancy levels

Convenient and accessible setting, refurbished to high standard throughout

Potential 1 bed private accommodation, retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45426

Cumbria
Freehold

£1,200,000

Exquisite detached care home for the elderly, registered for 28

Advised Fee Income £586,778 per annum, ANP £168,064 (27%)

22 single & 3 twin rooms, truly enviable reputation, owners retiring

Potential to extend to 40 beds

For more information please contact Sam Fazackerley on 01772 757 754

PROJECT POPPY

Ref: 44623

Lancashire
Freehold

£1,200,000

Registered for 28 across two settings (14 residents in each care home)

Fee income of £744,978 for year ended the (31.07.2016) with ANP of £245,267 (32%)

Impressive Care Inspectorate reports for both homes

Robust organisational structure with team capable of running the business daily

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

TWO CARE HOMES

Ref: 43489

North England
Freehold

£1,500,000

Group of 2 care homes
for the elderly
(Registered for 43
residents)

Combined Fee income
£979,902 per annum,
healthy EBITDA

Convenient and
accessible locations,
run under management

Well presented
freehold properties,
rare opportunity,
viewing recommended

For more information please contact Josh Higham on 01772 775 753

TWO CARE HOMES

Ref: 40309

Lancashire
Freehold

Offers Over £1,600,000

Two Residential
Homes For The Elderly,
registered separately
for 24 & 22 residents

Fee income for
(y/e Dec 2015) at
£768,482 with adjusted
net profit at £248,633
for the year

Well established
business with fully
qualified management
teams in place

Advised planning
permission granted for
extension

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45983

Greater Manchester
Freehold

£1,995,000

Impressive detached
residential care
home for the elderly,
registered for 34

Fee Income £921,822
per annum (y/e
30.09.17) with an ANP
of £293,969 for the
same period

Desirable and
accessible setting,
excellent reputation,
high occupancy

Operated under
management,
retirement sale,
viewing recommended

For more information please contact Josh Higham on 01772 775 753

TWO CARE HOMES

Ref: 44657

Lancashire
Freehold

£3,500,000

Group of 2 impressive
purpose built care
homes, registered for
70 residents

Combined fee income
£1,317,404 per
annum (y/e 31.03.15),
impressive EBITDA

Convenient and
accessible settings,
historically high
occupancy levels

Superbly appointed
throughout, owners
retiring, viewing highly
recommended

For more information please contact Josh Higham on 01772 775 753

Under
Offer

RESIDENTIAL

FORMER CARE HOME

Ref: 44308

Lancashire
Freehold

Offers Invited

Substantial detached former residential care home for the elderly, registered for 15

Convenient and popular residential area, suit a variety of uses

Spacious and versatile accommodation over 3 floors, 14 bedrooms

Passenger lift, spacious grounds, rare opportunity, viewing recommended

For more information please contact Josh Higham on 01772 775 753

PROJECT AMELIA

Ref: 45646

Lancashire
Freehold

Offers Invited

Four residential care homes for children with complex medical and mental healthcare needs

Forecast income £2.73m with an adjusted EBITDA of £652k (y/e 31/08/2018)

All settings rated either 'Outstanding' or 'Good' by Ofsted

Tier one provider for Merseyside & Cheshire partners residential framework 2014-2017

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

PROJECT SUNRAY

Ref: 45483

Greater Manchester
Freehold

Offers Invited

Registered for a combined total of 131 residents

Income of £3.7m representing an adjusted EBTIDA of £905k (y/e 31/03/2017)

Experienced and well-qualified management team supported by long-standing staff

Excellent reputations within their local communities, enjoying regular referrals

For more information please contact Sam Fazackerley on 01772 775 754

CARE HOME

Ref: 445752

Lancashire
Freehold

Offers Invited

Immaculately appointed luxury senior living suites

Advised fee income circa £500,000 per annum, retirement sale

Highly desirable and affluent coastal town, 2 bed s/c owner's accommodation

19 suites with potential for 5 penthouses, rare opportunity, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

RESIDENTIAL

DEVELOPMENT OPPORTUNITY

Ref: 46040

Lancashire
Freehold

Offers Invited

Exquisite detached
former convent

Planning permission to
create a 46-bedroom
care home

Peaceful yet accessible
residential setting,
substantial period
property residents

Site approaching 1
acre, ground works
already completed, rare
opportunity

For more information please contact Sam Fazackerley 01772 775 754

CARE HOME

Ref: 41912

Conwy
Freehold

£195,000

Charming detached
residential care
home for the elderly,
registered for 12
residents

Fee income £301,687
(y/e 29.02.16), with a
ANP of £25,025 (8%)

12 single rooms
(4 en-suite), well
presented throughout,
retirement sale

Operated under
management in a
peaceful yet convenient
location

For more information please contact Josh Higham on 01772 775 753

TWO CARE HOMES

Ref: 43854

Powys
Freehold

£785,000

Residential care
home registered for 8
residents with learning
disabilities

Fee income £326,778
(y/e July 2016) with
adjusted net profit at
£82,269

Operated under
management

Owner retiring, viewing
highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45214

South Wales
Freehold

£650,000

Exquisite detached
residential care home,
registered for 18
residents

Fee income £452,085
with Adjusted net profit
of £68,015 (15%)
(y/e 30.09.17)

Peaceful yet accessible
setting, truly enviable
reputation, high
occupancy levels

16 bedrooms, superbly
presented, owner
retiring, viewing highly
recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 37318

South Wales
Freehold

Offers Over £950,000

Registered for 30 with
planning and plot for
further 10 rooms

Fee income for year
end 2010 of £621,678

Located in South Wales
North of Cardiff

Impressive residential
care home registered
for elderly, LD and EMI
care

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 42130

Isle of Anglesey
Freehold

£1,000,000

Exquisite residential
care home for the
elderly (Registered for
22 residents)

Fee income £565,817
(y/e 31/3/17) with ANP
of £180,737

Planning permission
granted for 36 bed
extension, enviable
reputation – Historically
high occupancy levels

Private owner's
accommodation,
extensive grounds

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44408

Wales
Freehold

£1,100,000

Registered for 7
residents with planning
permission for 3 more
rooms

Fee income £140,563
(y/e 28.02.15) EBITDA
£75,655

Sought after and
convenient location,
7 single bedrooms

Excellent reputation,
retirement sale,
viewing recommended

For more information please contact Josh Higham on 01772 775 753

PLAS GARNEDD CARE CENTRE

Ref: 44102

Gwynedd
Freehold

£1,499,995

Impressive detached
residential care home
(registered for 27)

Fee income £447,621
per annum
(y/e 31.11.15)
EBITDA £118,020

P/P for 24 single beds,
extensive grounds, 3
bedroom detached
bungalow

Convenient, peaceful
setting with stunning
views, high
occupancy levels

For more information please contact Sam Fazackerley 01772 775 754

RESIDENTIAL

CARE HOME

Ref: 42324

West Wales
Freehold

Offers Over £1,500,000

Very well established and highly renowned care home registered for 42 residents

Fee income
£1,018,902
(July 2014)

Set in a stunning property within large grounds

Outstanding historical occupancy levels and enviable reputation

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 44463

North Wales
Freehold

Offers over £1,500,000

Exquisite detached residential care home, registered for 33 residents

Fee income £847,514 per annum (y/e 31.07.15), EBITDA of £145,807 (17%)

Peaceful yet accessible setting, truly enviable reputation

30 majority en-suite bedrooms, owners retiring, viewing recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

PROJECT STEPHEN

Ref: 45305

Wales
Freehold

Offers Invited

Registered for 15 elderly residents

Income of £311k, representing an adjusted EBITDA of £58k (y/e 31/05/2015)

Loyal, experienced and qualified team of caring staff in place

Significant potential to increase income and profitability

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL CHILDREN'S HOME

Ref: 45647

Carmarthenshire
Freehold

£1,500,000

Residential care home for Children, registered for 3 residents

Fee income £417,108 per annum (2016), impressive EBITDA at £200k+

Detached 2 story property, rural location

Well-presented throughout, retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 41765

Powys
Freehold

£1,900,000

Impressive detached residential care home, providing care for the elderly and dementia sufferers

Fee income £773,572 (y/e 31/3/2016), with ANP £198,825 (25%)

Registered for 40 residents, 38 single rooms & 1 twin room

Highly sought after location, owner's accommodation

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44062

Monmouthshire
Leasehold

£2,295,000

Delightful detached residential care home registered for 26 residents

Fee income £744,413 (y/e 31.03.16), ANP of £227,827 (38%)

Peaceful yet accessible location, 26 single (23 en-suite) rooms

Superbly presented throughout, car parking, possible leasehold option

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45447

West Yorkshire
Freehold

£280,000

Charming former care home for the elderly registered for 10 residents

Previous fee income £212k per annum with an EBITDA of £82,589 (39%) (y/e 05/04/2016)

Consist of 10 single rooms, 6 of which are en-suite

Operated under management

For more information please contact Sam Fazackerley 01772 775 754

Under Offer

CARE HOME

Ref: 45524

West Yorkshire
Freehold

£500,000

Charming detached residential care home for the Elderly, registered for 11 residents

Fee income £212,404 per annum (y/e 31.03.16), Net profit £52,262

Convenient and accessible setting, neatly presented throughout

Potential to extend property, ideal 1st time buyer, viewing recommended

For more information please contact Sam Fazackerley 01772 775 754

RESIDENTIAL

CARE HOME

Ref: 44836

North Yorkshire
Freehold

£595,000

Charming detached residential care home, registered for 11 residents

Fee income £221,517 per annum (y/e 31.03.16)

Popular and convenient village location, all en-suite single bedrooms

Delightful 3 bedroom owners private accommodation, extensive gardens, viewing recommended

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 44230

Yorkshire
Freehold

£700,000

Highly respected residential care home registered for 21 residents

Fee income £394,702 (y/e 31.12.16)
ANP of £136,162

Convenient and popular setting, well presented spacious property

Excellent reputation, historically high occupancy levels, viewing recommended

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 43744

Nottinghamshire
Freehold

£899,999

Well established residential care home (Reg 34 residents) 28 single & 3 twin room

Fee Income £436,617 per annum (y/e 31.03.14)

Popular and convenient location

Owner retiring viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

PROJECT MONICA

Ref: 45596

West Yorkshire
Freehold

Offers Invited

A group of 3 Care Homes with a combined registration of 75 clients

Combined income of £1,881k and EBITDA of £635k (34%)

Planning permission to significantly increase bed numbers

Excellent relationships with local authority and other social care providers

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 45678

South Yorkshire
Freehold

£1,100,000

Delightful residential care home, registered for 22 residents, with lucrative home care agency

Advised Fee Income circa £650,000 per annum, EBITDA £164,950 (25%)

Convenient and accessible location, truly enviable reputation, high occupancy

22 single bedrooms (9 en-suite), neatly presented, owner's retiring, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45133

Shropshire
Freehold

£325,000

Charming Residential Care Home for the Elderly (Registered for 10 residents)

Advised fee income circa £210,000 per annum, historically healthy occupancy

Peaceful yet accessible location, all single rooms, ideal for first time buyer

Substantial period property, 3 bedroom owner's accommodation

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 43698

Bedfordshire
Freehold

£895,000

Registered for 18 residents with 16 single bedrooms and 1 twin

Twelve month income £446,901 (y/e 28.2.14)

Care Home for Elderly, Dementia and Physical Disability Care

Run under management, retirement sale

For more information please contact Josh Higham on 01772 775 753

SOLD

CARE HOME

Ref: 46011

Lincolnshire
Freehold

£1,100,000

Impressive detached residential care home, registered for 35 residents

Fee income £536,324 with EBITDA of £102,098 (y/e 30/04/2017)

Convenient and accessible location, excellent reputation, healthy occupancy

33 single & 1 twin bedroom (16 en-suite), excellent reputation, retirement sale, viewing recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

PROJECT SPRING

Ref: 45191

Northamptonshire
Freehold

OIRO £2,000,000

Registered for 30 residents, provides care for private and social services funded residents

Turnover £931,781 with an EBITDA figure of £299,302 (32%) (y/e 30/06/2017)

Rated 'Good' in all areas by the Care Quality Commission, experienced management team

There is potential to add an additional 20-25 rooms with en-suite facilities

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 42666

West Midlands
Freehold

£475,000

Registered for 13 residents providing care for the elderly, category of care – nursing and personal care

Turnover £275,103 (y/e March 2016), ANP £83,546

Management in place, 'Good' CQC rating

Impressive property, well presented, potential to expand for additional rooms

For more information please contact Asif Musa on 01772 775 794

Under Offer

NURSING CARE HOME

Ref: 45923

West Midlands
Freehold

£475,000

Delightful residential care home, registered for 8 residents

Income in excess of £200,000 with Adjusted Net Profit (ANP) in excess of £70,000

Convenient and accessible location, enviable reputation, high occupancy, 6 bedrooms

Neatly presented, retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL CARE HOME

Ref: 42796

Worcestershire
Freehold

£510,000

Registered for 12 residents

Turnover £245,024 (2016) ANP £57,502

Excellent presented through out

8 en-suite single rooms and 2 shared rooms

For more information please contact Asif Musa on 01772 775 794

On Hold

RESIDENTIAL

CARE HOME

Ref: 43071

Warwickshire
Freehold

£900,000

Well established care home for the elderly registered for 7 residents

Annual income c. £190,000

Sought after Warwickshire village

All rooms en-suite

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45870

Nottinghamshire
Freehold

£950,000

Registered for 17 residents with learning disabilities

Advised Fee Income circa £388,000 per annum with ANP of £55,413 (14%)

Convenient and accessible setting, truly enviable reputation

Excellent presented throughout, possibility to increase by 2 rooms, viewing recommended

For further information Please call Sam Fazackerly (01772) 775 753

CARE HOME

Ref: 45742

West Midlands
Freehold

£1,300,000

Charming residential care home, registered for 24 residents

Turnover for (y/e 30.09.16) £487,548

Convenient and accessible location, high Bricks & Mortar value.

Substantial property, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45741

West Midlands
Freehold

£1,400,000

Charming residential care home for the elderly, registered for 29 residents

Fee income £540,679 YE (30.09.16)

Convenient and accessible location, healthy occupancy levels, viewing highly recommended

High in Bricks & Mortar value

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

PROJECT HORIZON

Ref: 45280

West Midlands
Freehold

Offers Invited

Strong occupancy levels and a combined registration of 11 residents at the care homes

Combined income of £2.2m for the year end 30th June 2016

Care Quality Commission of 'Good' for all services, potential to expand the size and scope

Strong reputation and demand within the care sector for the services provided

For more information please contact Sam Fazackerley 01772 775 754

Under Offer

CARE HOME

Ref: 44197

Norfolk
Freehold

£850,000

Detached residential care home registered for 14 residents

Fee income in excess of £250,000 per annum (y/e 31.05.15)

Highly sought after & convenient setting, 13 bedrooms, high occupancy levels

Excellent reputation, 2 bed owner's accommodation, relocation sale

For more information please contact Sam Fazackerley on 01772 775 754

CARE HOME

Ref: 45468

Cambridgeshire
Freehold

£1,800,000

Elderly and Dementia care home, registered for 29 residents

Fee income £722,281 with ANP £194,000

Detached property set within mature grounds, historic planning permission for 5 additional bedrooms

Retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

TWO CARE HOMES

Ref: 44943

Kent
Freehold

£625,000

Two well established disability care homes, combined registration of 10 residents

Twelve-month income c. £515,962 (30/04/2016)

Various learning disability client groups, ANP £129,450 (25.1%)

Retirement sale, manager run, viewing recommended

For more information please contact Asif Musa on 01772 775 794

SOLD

RESIDENTIAL

CARE HOME

Ref: 45915

Devon
Freehold

£825,000

Well respected care home registered for 14 residents

Income £369,446 with EBITDA of £110,000 (30%) (y/e 30/04/2017)

Located in an affluent residential area, close to local amenities

Freehold guide price of £525,000 with potential to expand, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

RESIDENTIAL HOME

Ref: 45491

Surrey
Freehold/Leasehold

£850,000/£400,000

Learning disability care home registered for four

Fee income to year end 31.03.16 £185,037 with adjusted profits of c. £125,000

Excellent Greater London/Surrey border location

Retirement sale, viewing highly recommended

For more information please contact Josh Higham 01772 775 753

New
Instruction

RESIDENTIAL HOME

Ref: 43331

Essex
Freehold

£899,995

Registered for 15 residents with plans available to increase to 20 residents

Income to annualised £507,468 with ANP annualised for same period £204,792 (40%) (y/e 31/12/2017)

Owner run, 1st time retirement sale

Good profits and scope to increase fees and number of beds

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45631

East Sussex
Freehold

OIRO £925,000

Eight-bedroom learning disability care home, registered for 8 people, fees ranging from £839 - £1,300 p/w

Fee income £353,316 (y/e 31/1/17) with ANP of £109,076 (31%)

Same ownership since 2000

Retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 44570

West Sussex
Freehold

OIRO £950,000

Well-established care home registered for 15 residents

Substantial detached and valuable property

Same ownership since 2000

Retirement sale, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

PROJECT VIOLET

Ref: 45681

Cornwall
Freehold

£985,000

Registered for three high dependency wheelchair bound residents who require specialist 24/7 care

Income of £667k generating an adjusted EBITDA of £139k (y/e 31st March 2017)

Full management structure in place with established and long serving staff

Currently operating at 100% capacity with no competition in the surrounding area

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45542

East Sussex
Freehold

£995,000

Closed care home, historic registration 26 with 22 bedrooms, 13 of which are en-suite

Set in c. 1.5 acres or mature grounds

Well established business and closed through the choice of the current owner.

Viewing highly recommended

For more information please contact Josh Higham 01772 775 753

New
Instruction

CARE HOME

Ref: 45018

Surrey
Freehold

£1,200,000

Elderly and Dementia care home

Turnover £276,341 (31//03/15)
ANP of 84,170

Twelve single bedrooms, Substantial detached property

Retirement sale

For more information please contact Josh Higham on 01772 775 753

RESIDENTIAL

CARE HOME

Ref:45219

Kent
Freehold

£1,100,000

Registered for 22 residents, with 18 single and 2 twin rooms, 11 having en-suite facilities

Turnover y/e 31/03/2017 £512,993 with ANP of £191,166

Elderly and Dementia Care, detached period property with modern rear extension

Retirement sale, viewing recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

CARE HOME

Ref: 44804

Essex
Freehold

£1,250,000

Well-established dementia care home, registered for 17 residents

Turnover 31.03.2016 £430,220, ANP of £162,212 (38%)

Popular Essex coastal location, some rooms with sea views

Retirement sale, viewing recommended

For more information please contact Asif Musa on 01772 775 794

SOLD

CARE HOME

Ref: 45494

Devon
Freehold

OIRO £1,300,000

Registered for 23 residents with 23 bedrooms, including 15 en-suite

Income in excess of £620,000, with adjusted profitability in excess of £202,355 (32%) 2016/17

Many rooms have sea views 90% Local Authority average occupancy 95%, lift to all floors

Category of Care: Dementia, Mental Health, & Physical Disability

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45084

Essex
Freehold

£1,750,000

Residential Care home situated in affluent village location

Fee income £642,234 (y/e 2016) with ANP of £217,649

Purpose built care home registered for 17 residents (caring for adults over 65 and dementia)

Retirement sale, run under management

For more information please contact Asif Musa on 01772 775 794

Under Offer

RESIDENTIAL

RESIDENTIAL HOME

Ref: 44752

Kent
Freehold

OIRO £2,250,000

Residential care home
registered for 30
residents

Fee income to year end
28.02.16, £689,921
ANP £175,068

Substantial & valuable
mid-terraced period
property, 30 single
rooms with 29 en-suite

Retirement sale,
viewing very highly
recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 44726

Berkshire
Freehold

£2,750,000

Residential and
dementia care home

Substantial detached
and valuable period
property

Average fee's c. £800 -
£825 per week

Retirement sale,
viewing recommended

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45959

Essex
Freehold

Offers Invited

Well established
learning disability care
home, registered for 6
service users

Income £447,484 with
adjusted profits in the
region of £103,000
(y/e 30.06.17)

Detached bungalow
set within c. 1/3 acre
within a densely
populated and popular
residential area

Owner run, retirement
sale, viewing
recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 42999

Devon
Freehold

£495,000

Registered for 12
offering 24 hour care

Fee income £346,839
(y/e 30/6/15) with
ANP of £108,546

Residential care home
in Devon

Valuable property close
to coast

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref: 43099

Dorset
Freehold

£550,000

Registered for 13 residents with 13 single rooms - all en suite

Fee Income for 31/03/2016 is £342,410 with an ANP of £88,419

Always full with waiting lists and scope to expand the building

Registered for categories 1, 2 and 3

For more information please contact Asif Musa on 01772 775 794

Under Offer

CARE HOME

Ref: 43746

Cornwall
Freehold

£595,000

Elderly residential care, registered for 10 residents

Income to year end 31.3.15 of £222,378

Strong profits

Potential owners accommodation

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 41847

Devon
Freehold

O.I.R.O £599,995

Highly renowned residential care home, registered for 11 residents with mental health needs

Fee Income £265,842 with Adjusted net profit of £96,611 (36%) (y/e 30/04/2017)

All single rooms (3 en-suite), enviable reputation, large garden

Immaculately presented property with spacious grounds, retirement sale, grade 2 listed building

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45694

Dorset
Freehold

ORIO £695,000

Stunningly presented care home registered for 19 residents with potential to expand

Income 2016 in excess of £540,000, EBITDA £79,772, freehold guide value £550,000 to £600,000

Set in Dorset area, close to the town centre and amenities

Retirement sale, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 775 754

RESIDENTIAL

CARE HOME

Ref: 43004

Somerset
Freehold

Offers Over £720,000

Residential care home

Annual Income
£773,537 (2015),
EBITDA Circa £116,000

Huge scope to increase
income

Registered for 13
residents with 13
rooms

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45729

Somerset
Freehold

OIRO £750,000

Residential care home,
registered for 16
residents with
potential to expand

Income 2017 projected
in excess of £380,000
EBITDA projected in
excess of £99,000

Located within the
town centre close to all
local amenities

Excellent reputation,
viewing highly
recommended

For more information please contact Sam Fazackerley on 01772 775 754

RESIDENTIAL HOME

Ref: 43448

Cornwall
Freehold

£785,000

Detached home for
adults with physical
disabilities registered
for 6 residents

Turnover £205,559 with
an EBITDA of £135,098
(66%) (y/e March 2017)

Set in substantial
grounds with 3
bedroom owners
accommodation

Some residents have
been there for over
15 years

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45181

Gloucestershire
Freehold/Leasehold

£799,000/£125,000

Registered as a
care home without
nursing for 13 people,
Dependent elderly and
minor dementia.

Income 2016 in excess
of £229,000, with
adjusted profitability in
excess of £75,000p/a

Excellent lifestyle
business with real
scope to expand.

The site offers
development
potential for further
possible owners
accommodation on site

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

CARE HOME

Ref:44005

Devon
Freehold

£800,000

Specialist Dementia care home, full capacity with a waiting list

Fee Income of £441,793 with Adjusted net profit £113,148 (25%) (y/e 31/07/2017)

Potential to expand home subject to planning permissions

Excellent reputation, registered for 14 residents with 95% being private clients

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45297

Devon
Freehold

£795,000

Stunning Residential home reg 12 (90% full by owners choice)

Turnover average £300k annum
Average EBITDA £40,000

Adult Mental Health 25 years plus 100% social services long term clients

Separate owners freehold 3 bed included in sale, Scope to expand/Development/Change of use

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 45257

Dorset
Freehold

OIRO £1,000,000

Registered for 16 residents with potential to expand and 2 bed owners accommodation

Income 2017 £418,740
EBITDA of £136,745

Split Social services and private clients fees range up to £600pw (fee increase pending)

Stunning 3 storey extended detached care home in affluent city centre location

For more information please contact Asif Musa on 01772 775 794

PROJECT DAFFODIL

Ref: 44698

South West
Freehold

£1,400,000

Well established care home registered for 19 residents

Fee Income £552,151 with Adjusted net profit of £249,005 (45%) (y/e 31/03/2017)

Many opportunities exist for modifying the registration or expansion of the home

Occupies large, imposing, fully renovated property

For more information please contact Asif Musa on 01772 775 794

RESIDENTIAL

TWO CARE HOMES

Ref: 42406

Devon
Freehold

£1,585,000

Residential care home,
registered for 26
residents

Advised fee income
£631,417 (2015),
EBITDA £238,214

Multi award winning
care home with
enviable reputation

22 single and 2 twin
rooms with 9 en-suites

For more information please contact Josh Higham on 01772 775 753

CARE HOME

Ref: 45540

Devon
Freehold

£1,700,000

Registered for 6
adults with learning
disabilities, challenging
behaviours

Income for 2017, excess
of £541k EBITDA of
£227k (51%)

Home is situated in
the sought after and
accessible location in
Devon with scope to
expand

Owner run with
deputy manager
capable of full CQC
registration. Viewing
highly recommended.

For more information please contact Sam Fazackerley 01772 775 754

New
Instruction

PROJECT AFFINITY

Ref: 45452

Dorset
Freehold

OIRO £1,900,000

Registered for 39
elderly residents

Income of £732k
for the year ended
December 2016

Care Quality
Commission rating of
'Good'

Strong organisation
structure, experienced
management team

For more information please contact Asif Musa on 01772 775 794

Under
Offer

PROJECT EMERALD

Ref: 44911

South West
Freehold

Offers Invited

Group of three
well-established
freehold residential
care homes

Combined income of
£3,150k for year ended
30.9.15 generating an
EBITDA of £743k

Total combined
registration for 106
residents

Renowned within their
local communities,
genuine potential
for growth

For more information please contact Josh Higham on 01772 775 753

RESIDENTIAL

PROJECT OLIVE

Ref: 44281

South West
Freehold

Offers Invited

18 Bedroom purpose
built care home
registered for 18 elderly
residential residents

Income of £445k
for the year ended
31.03.2015, adjusted
EBITDA of £141k

CQC rating of 'Good'
with a strong
reputation within the
local community

Significant opportunity
to increase both
income and profitability

For more information please contact Josh Higham on 01772 775 753

PROJECT SIENNA

Ref: 45728

Isle of Wight
Freehold

Offers Invited

Well-established
residential home
located in Isle of Wight

Income of £495k
generating an adjusted
EBTIDA of £172k
(y/e 31st March 2017)

Robust organisation
structure in place with
qualified and dedicated
staff

Opportunity to attract
more private buyers,
resulting in increased
profits

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 44037

Scottish Borders
Leasehold

£200,000

Well-established
domiciliary care agency

Income for year 2014
£501,954 ANP of
£83,878 (25%)

Huge potential to
increase turnover

Approximately 680
hours of care per week

For more information please contact Sam Fazackerley on 01772 775 754

PROJECT SHINE

Ref: 44029

Scotland
Leasehold

Offers Invited

Operates from 5 offices
and currently cares for
over 800 clients

Income of £3,325k for
year ended 31.03.2015
generating an adjusted
EBITDA of £529k

Care Inspectorate rating
of Very Good.
Strong organisational
structure of staff

Significant opportunity
for further growth both
within existing regions
and nationally

For more information please contact Josh Higham on 01772 775 753

PROJECT SOPHIA

Ref: 45656

Scotland
Leasehold

Offers Invited

Leasehold domiciliary
care business, current
provision 1,500hrs to a
minimum of 3,500hrs

Income for £1.184m
adjusted EBITDA of
£459K for the
(y/e 31/03/17)

Framework agreement
in place for Adult care
and Older Peoples care
opening up a further
1,600 hours

Numerous
accreditations and
awards; enhancing the
company's excellent
reputation

For more information please contact Sam Fazackerley on 01772 775 754

Under
Offer

PROJECT KIMBERLEY

Ref: 45680

Scotland
Freehold

Offers Invited

Income of £756k
generating an adjusted
EBITDA of £104K
(y/e 30/04/2016)

Reliable, well trained
and dedicated
members of staff

Excellent relationships
with the Local
Authorities

Scope for further
growth and expansion

For more information please contact Sam Fazackerley on 01772 775 754

DOMICILIARY

DOMICILIARY CARE

Ref: 45835

Tyne and Wear
Leasehold

£350,000

Highly lucrative and well established domiciliary care/nursing agency franchise

Turnover £1,121,334, projected EBITDA for same period £134,560 (y/e 31.03.17)

Truly enviable reputation, genuine growth potential

Approx 2000 hours of care per week, 50% private/50% social clients, viewing recommended

For further information Please call Sam Fazackerly (01772) 775 753

HOME CARE AGENCY

Ref: 43735

Merseyside
Leasehold

£100,000

Well established home care agency, approximately 60 regular service users

Advised Turnover circa £540,000 per annum, genuine growth potential

Excellent reputation, low operating costs, can be relocated

Rare opportunity, viewing recommended (Offers Invited)

For more information please contact Josh Higham on 01772 775 753

SERVICE PROVIDER

Ref: 44681

Cheshire
Goodwill

£195,000

Service provider for children, young people and adults with special needs

Turnover 2015 £279,516 per annum, EBITDA of £43,193 (15%)

Truly enviable reputation, approximately 40 service users

For sale by way of relocation, genuine growth potential, rare opportunity

For more information please contact Sam Fazackerley on 01772 775 754

DOMICILIARY CARE

Ref: 46025

Greater Manchester
Leasehold

£350,000

Well established and highly lucrative domiciliary care/nursing agency

Turnover £571,739, ANP £74,061 (13%) (y/e 31.03.17)

Convenient and accessible trading position, truly enviable reputation

Approximately 1000 hours care per week, relocatable, retirement sale

For further information Please call Josh Higham (01772) 775 753

DOMICILIARY

HOME CARE AGENCY

Ref: 45007

Lancashire
Leasehold

£495,000

Well established & highly regarded home care agency

Advised turnover circa £735,121 (y/e 2015), ANP of £133,570

Excellent reputation, low operating costs, can be relocated

Approx 160 regular service users, retirement sale, viewing recommended

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 40074

North West
Goodwill & Equipment

£1,000,000

Highly lucrative & well established domiciliary care agency

Fee income £1,203,444 (y/e 31/3/2016) with EBITDA of £315,978 (26%)

Approximately 80 regular service users

Can be relocated

For more information please contact Asif Musa on 01772 775 794

PROJECT ERIN

Ref: 45111

North West
Freehold

Offers Invited

A well established and profitable domiciliary agency

Income £1,757k with an EBITDA of £315k (y/e 30/04/2017)

Currently caters for 275 service users providing a total of 2,700 care hours per week

Robust organisational structure, with management team capable of running the business day to day

For more information please contact Asif Musa on 01772 775 794

Under Offer

DOMICILIARY CARE AGENCY

Ref: 43750

South Wales
Leasehold

£199,000

Lucrative domiciliary care business for sale in Wales with fantastic reputation

Turnover for 2015 £216,645. EBITDA 2015 £66,418

Established client database including private clients and Local Authority contracts

Available for relocation as currently operates from the vendor's home (Offers invited)

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 45709

Cardiff
Leasehold

£239,950

Established client database, specialist in OAP and Dementia home care packages

Turnover for 2017 was in excess of £290,000. EBITDA 2017 in excess of £57k and growing

Highly lucrative domiciliary care agency for sale in the South Wales area with fantastic reputation

Possibility to relocate making ideal acquisition bolt on or a stand-alone business

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 44323

Denbighshire
Leasehold

£375,000

Huge growth potential, viewing highly recommended

Advised turnover circa £450,000 per annum, historically impressive profits

Truly enviable reputation, approximately 400 hours care per week

Relocatable, genuine development potential, owner retiring, rare opportunity

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE

Ref: 45849

Kent
Leasehold

£450,000

Well-established and profitable home care business

Income of year end 30/09/2016 £764,657 adjusted profits same period £156,301 (20%)

Genuine potential to increase private client base and areas covered

Superb reputation with CQC, Retirement sale

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 45061

South Yorkshire
Leasehold

£225,000

Lucrative & highly respected home care provider

Advised Turnover circa £485,000 per annum, ANP of £55,513 (11%)

Truly enviable reputation, low operating costs, fantastic growth potential

Approx 650 hours care per week, rare opportunity, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 44106

North Yorkshire
Leasehold

£299,950

Highly lucrative &
established domiciliary
care agency

Advised turnover
£502,534 per annum
(y/e 31.1.15)

Truly enviable
reputation,
approximately 750
hours of care per week

Low operating costs,
fantastic growth
potential, rare
opportunity

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 45113

West Yorkshire
Leasehold

£500,000

Highly respected
Domiciliary Care
Agency

Turnover £1,259,212
per annum
(y/e 31.01.16),
EBITDA of £183,549

Convenient &
accessible trading
position, truly enviable
reputation

Approximately 1900
hours care per week,
relocatable, highly
recommended

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE

Ref: 44958

West Yorkshire
Leasehold

£550,000

Highly lucrative agency
with great reputation,
offering approx. 830
hours of care p/w

Turnover for 2016
was £900,676
(y/e 31.03.16), EBITDA
of £177,581 (20%)

Established client
database including
private clients and local
authority contracts

Valuable contracts,
can be relocated, rare
opportunity

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE

Ref: 45536

South Yorkshire
Leasehold

Offers Invited

Well established &
highly respected
domiciliary care agency

Advised Turnover 2015
£1,848,905 per annum,
historically impressive
profits

Truly enviable
reputation, approx
2,300 hours care
per week

Relocatable, genuine
development potential,
rare opportunity

For more information please contact Asif Musa 01772 775 794

New
Instruction

DOMICILIARY

DOMICILIARY CARE

Ref: 44006

South Yorkshire
Goodwill & Equipment

£100,000

Well established & lucrative domiciliary care agency with 28 regular service users

Turnover £142,220 (31.03.2017) ANP of £40,900

Excellent reputation, low operating costs, to be relocated

Genuine potential, viewing recommended

For more information please contact Asif Musa 01772 775 794

New
Instruction

DOMICILIARY CARE AGENCY

Ref: 45868

Nottinghamshire
Goodwill & Equipment

£49,950

Well established domiciliary care agency

Truly enviable reputation, delivering 100 hours of care hours per week, ANP of £19,000 (20%)

Nottinghamshire area

Ideal first-time buyer opportunity, viewing recommended

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 41638

Nottinghamshire
Leasehold

£180,000

Lucrative, established domiciliary care agency with enviable reputation

Fee income £205,920 (y/e 31/1/16) with ANP of £53,474 (26%)

Approximately 375 hours per week with regular service users

Suitable to operate from remote premises low operating cost

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 44608

Northamptonshire
Leasehold

£300,000

Highly lucrative and well established care service and day care provider

Turnover £766,277 per annum (y/e 2015), EBITDA £96,049

Truly enviable location, low operating costs, can be relocated

Approx. 100+ regular service users, rare opportunity

For more information please contact Asif Musa on 01772 775 794

On Hold

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 44736

Northamptonshire
Freehold

£395,000

Highly lucrative & established domiciliary care agency

Advised turnover £470,073 per annum (y/e 31.3.16), ANP of £76,323 (16%)

Truly enviable reputation, approximately 500 hours of care per week

Substantial freehold property, fantastic growth potential, rare opportunity, viewing recommended

For more information please contact Asif Musa on 01772 775 794

PROJECT LUNA

Ref: 42670

Midlands
Leasehold

Offers Invited

Highly lucrative and well established homecare agency

Advised T/O approx £2,000,000 million per annum (increasing)

Truly enviable reputation, low operating costs

Approx 45 regular service users, can be relocated is a rare opportunity

For more information please contact Josh Higham on 01772 775 754

DOMICILIARY CARE

Ref: 45604

Midlands
Leasehold

£1,600,000

Well established and lucrative domiciliary care agency

Turnover 2016 £894,519, ANP £299,868 (34%), approx 2017 t/o £1,200,000 with ANP £400,000

Truly enviable reputation, approx 2,000 hours care per week

Rare opportunity, retirement sale, viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

PROJECT AQUA

Ref: 44423

Midlands
Leasehold

Offers Invited

Well established & lucrative care agency with 160 regular service users

Turnover of £1,400k for the year ended 31.03.2015

Excellent reputation, can be relocated, property options also available

Reputation for high quality care provided with professional customers

For more information please contact Josh Higham on 01772 775 753

UNDER
OFFER

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 45449

West Midlands
Leasehold

Offers Invited

Well established Home
Care Agency

Turnover £598,942
(y/e 31.12.15),
ANP £69,307 (12%),
genuine growth
potential

Convenient &
accessible trading
position, truly enviable
reputation

Approximately 620
hours care per week,
relocatable, highly
recommended

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE

Ref: 45267

Bedfordshire
Goodwill & Equipment

£195,000

Highly lucrative and
well established
domiciliary care agency

Turnover £369,550 with
Adjusted Net Profit of
£102,284 (27%)
(y/e 05/04/2017)

Truly enviable
reputation, low
operating costs

Valuable contracts,
can be relocated, rare
opportunity

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE & RECRUITMENT AGENCY

Ref: 45267

Suffolk
Leasehold

£300,000

Established home
care and recruitment
agency, genuine growth
potential

Turnover £684,220
(y/e 31/03/2016) with
ANP £132,656 (19%)

Income split £450,000
domiciliary care,
£150,000 agency

Approx. 600 – 700 care
hours per week

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 45768

Norfolk
Leasehold

£499,950

Well established and
lucrative domiciliary
care agency, deliver 350
hours of care per week

Turnover £620,000
EBITDA £160,629
(y/e 31.08.16)

Convenient &
accessible trading
position within the
Norfolk area

Valuable contracts,
can be relocated, rare
opportunity, viewing
highly recommended

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 42821

Norfolk
Leasehold

£740,000

Well established
service provider

Domiciliary care
services

Care home for
clients with learning
disabilities

Norfolk area

For more information please contact Asif Musa on 01772 775 794

SOLD

DOMICILIARY CARE AGENCY

Ref: 46060

Kent
Leasehold

Offers Invited

Traditional home care
offering 750-850 hours
of dedicated service
per week

Income £715,071,
ANP for same period
£101,576 (14%)
(y/e 31/07/2017)

Genuine potential to
increase income and
expand areas covered

Ideal for hands on
owner or expanding
group, viewing
recommended

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 45591

London
Leasehold

£99,950

Niche market home
care business which
provides bespoke care
to a range of adult
clients

Turnover is in the
region of £85,000 per
annum with adjusted
profits in the region of
£32,000

Majority of care is
for Dementia, from a
mainly private client
base

Established in 2007
with an excellent
reputation, ideal for
hands on owner or
expanding group

For more information please contact Sam Fazackerley on 01772 775 754

**Under
Offer**

DOMICILIARY CARE AGENCY

Ref: 45319

Hertfordshire
Leasehold

£165,000

Well established home
care agency, offering
300 hours per week

Turnover £295,909
(y/e 30/04/2017) with
Adjusted net profit of
£66,782 (22%)

Owner run with
genuine growth
potential, excellent
reputation

Retirement sale

For more information please contact Asif Musa on 01772 775 794

**Under
Offer**

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 45229

London
Leasehold

£250,000

Well established and profitable home care business

Turnover £577,748 with ANP of £93,199 (16%) (y/e 31/03/2017)

Adjusted profits for same period £108,810

Currently providing 700 – 750 hours per week, retirement sale

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 43047

London
Leasehold

OIRO £475,000

Profitable and well-established domiciliary care agency

Fee Income £628,538 with Adjusted net profit of £155,203 (24%) (y/e 31/05/2017)

Historically strong trading – high percentage of private clients

Established in 2011

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 44379

Middlesex
Leasehold

£450,000

Established by the current owner in 2008

Turnover of £798,183 (y/e 2014)

70% business is with The Hospices and CCG, Approx 1200 hours per week and increasing

Sale of goodwill and client base

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 45204

London
Leasehold

£950,000

Well established and profitable home care business, providing approx. 2000 care hours a week

Twelve month income £1,800,000 with excellent profits

Advised profits in excess of £300,000

Genuine growth potential

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 45148

Essex
Freehold

£99,950

Reputable domiciliary care agency, Established in 2001

Income to year end 30.11.15 £160,641

Adjusted profits for the same period c. £50,000

Genuine growth potential, Care Quality Commission rated "Good"

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE

Ref: 45031

Berkshire
Leasehold

£95,000

Reputable Domiciliary care business and Nanny agency

Income £264,995 (y/e 31.10.15) with a ANP c. £40,000

Genuine growth potential

Operating from serviced offices, established in 1998

For more information please contact Sam Fazackerley on 01772 775 754

DOMICILIARY CARE AGENCY

Ref: 43487

Essex
Leasehold

£130,000

Established in 2001 currently cares for approximately 22 persons

Income in excess of £365,000

Excellent profits

Family run / Retirement sale

For more information please contact Josh Higham on 01772 775 753

HOME CARE AGENCY

Ref: 41722

Buckinghamshire
Goodwill & Equipment

£250,000

Established in 2005, opportunity to expand

Providing approximately 1000 hours of care per week

Fee Income of £295,704 with Adjusted net profit £65,733 (22%)(y/e 30/04/2017)

90% of business is with Local Authority

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY

HOME CARE/SUPPORTED LIVING

Ref: 44398

Surrey
Leasehold

£400,000

Well established home care and supported living business

Turnover 2016 £1,242,341 per annum, ANP of £149,319 (12%)

Established over 15 years ago

Management run, genuine growth potential

For more information please contact Asif Musa on 01772 775 794

Under Offer

DOMICILIARY CARE AGENCY

Ref: 45333

West Sussex
Leasehold

£525,000

Well established home care agency

Income over £800,000 with adjusted net profit at £175,000

Excellent reputation, approx. 1300 calls/850 hours per week

Retirement sale

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY CARE AGENCY

Ref: 42037

Kent
Goodwill & Equipment

£650,000

Established by the current owner in 1996, sale of goodwill and client base

Turnover to year end 28.2.2015 of £720,906

Approximately 825 hours per week and increasing

Profitable business, large mix of income streams

For more information please contact Sam Fazackerley on 01772 775 754

DOMICILIARY CARE AGENCY

Ref: 44669

Somerset
Leasehold

£99,995

Domiciliary care business with an excellent reputation, beating the competition

Fee income for 2016 in excess of £270,000 and growing, achieving in excess of 25% EBITDA

Excellent scope to expand, ideal acquisition or stand alone business

Private and social services clients with excellent funding inc 24hr care packages

For more information please contact Asif Musa on 01772 775 794

SOLD

DOMICILIARY

DOMICILIARY CARE AGENCY

Ref: 43898

Devon
Leasehold/Goodwill & Equipment

£170,000

Highly lucrative care agency for sale in the South West with fantastic reputation

Turnover for 2016 was £ 444,653.
EBITDA £55,193

Local Authority framework agreement. 2,900 hours per month agreed and contracted

Available with dedicated leasehold offices in excellent condition, or can be relocated

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE BUSINESS

Ref: 45832

Somerset
Leasehold

OIRO £195,000

Highly respected domiciliary care agency for sale in the Somerset area

Turnover for 2017 was in excess of £400,000, EBITDA in excess of £45k and growing

Established client database, mainly private adult clients, specialist in Dementia home care packages

Available with new lease, possibility to relocate making ideal acquisition bolt on or a stand-alone business

For more information please contact Sam Fazackerley on 01772 775 754

DOMICILIARY CARE AGENCY

Ref: 44989

Bristol
Leasehold

£280,000

Highly lucrative domiciliary care agency for sale with a fantastic reputation

Accounting information for 9 month period to 9/06/2016 £503,102 with ANP for same period £150,155 (30%)

Established client database including private clients and Local Authority contracts

Valuable contracts, can be relocated, rare opportunity, offering approx. 600 hours of care p/w

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 43962

Hampshire
Freehold

£375,000

Highly lucrative domiciliary care agency for sale with fantastic reputation

Turnover for 2014 was £600,044 EBITDA 2014 £105,384

Established client database of private clients and local authority contracts

Excellent add on to existing business or perfect stand alone

For more information please contact Josh Higham on 01772 775 753

DOMICILIARY

PROJECT STAR

Ref: 44594

South West
Leasehold

£499,995

Home care agency with
a strong client base

Income of £634,246
generating an adjusted
EBITDA of £128,223
(y/e 2016)

Opportunities for
growth, and good
reputation for providing
quality care

Strong staff structure
with management
capable of running the
business daily

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 45504

Bristol
Leasehold

OIRO £600,000

Highly lucrative
domiciliary care agency
for sale with fantastic
reputation and strong
high street presence

Turnover for 2015 was
in excess of £580,000.
EBITDA 2015 in excess
of £130k and growing

Established client
database. Specialist in
24/7 large packages.
Available with new
lease upon purchase.

Possibility to relocate
making ideal
acquisition bolt on or
stand-alone business

For more information please contact Asif Musa on 01772 775 794

STAFFING AGENCY

Ref: 45586

Devon
Leasehold

£880,000

Operating with over an
80% repeat customer
basis

Income in excess
of £1,000,000, with
adjusted profitability in
excess of £180,000 PA

Excellent lifestyle
business, management
structure with scope
to expand

Excellent reputation
and scope to develop

For more information please contact Asif Musa on 01772 775 794

DOMICILIARY CARE AGENCY

Ref: 43837

Devon
Freehold

OIRO £1,500,000

Highly lucrative care
agency for sale in the
South West with a
fantastic reputation

Fee income £625,979
per annum
(y/e 31/10/16) with
ANP of £143,396 (22%)

Established client
database

Available with
dedicated freehold.
Fully renovated and in
excellent condition

For more information please contact Asif Musa on 01772 775 794

NURSING

NURSING HOME

Ref: 45672

South Yorkshire
Freehold

£1,400,000

Private Nursing Home, registered for 19 residents in 2 single, 13 single with en-suite and 2 double with en-suite

Fee Income £789,005 per annum (y/e 30.04.16) with an impressive EBITDA of £194,454 (25%)

Truly enviable reputation, high occupancy and potential to extend to 22 beds

Owners retiring, viewing highly recommended, highly desirable and accessible setting

For more information please contact Sam Fazackerley on 01772 775 754

Under Offer

GROUP OF TWO CARE HOMES

Ref: 45200

County Durham
Freehold

Offers Invited

Group of 2 impressive and highly lucrative care homes, registered for 44 residents, with 9 en-suite bedrooms

Fee income £1,776,100 per annum (y/e 30/6/16) with ANP £192,133

Catering for LD and nursing, with 28 en-suite bedrooms

High occupancy levels Superbly appointed, purpose built, viewing recommended

For more information please contact Asif Musa on 01772 775 794

On Hold

NURSING HOME

Ref:40774

Aberdeenshire
Freehold

£850,000

Delightful nursing home, registered for 26 residents

Income in excess of £1,100,000 with Adjusted Net profit (ANP) of £161,000 (y/e 30/09/2016)

Management in place

Potential to extend subject to planning permission

For more information please contact Asif Musa on 01772 775 794

NURSING HOME

Ref: 44158

County Durham
Freehold

£1,150,000

Exquisite detached residential care home with nursing, registered for 40 residents

Fee Income £934,680 per annum (y/e 31.06.15), impressive EBITDA

Peaceful yet accessible setting, historically high occupancy levels

37 majority en-suite rooms, grounds in excess of 2.5 acres, owner's retiring

For more information please contact Josh Higham on 01772 775 753

SOLD

NURSING

NURSING HOME

Ref: 45421

Lancashire
Leasehold

£200,000

Detached nursing home for residents with Dementia/ Mental Health, registered for 22 residents

Advised fee income circa £600,000 per annum, owners retiring

Peaceful yet accessible setting, historically high occupancy levels

Substantial property, 14 single and 4 twin rooms, viewing highly recommended

For more information please contact Sam Fazackerley on 01772 757 754

Under Offer

NURSING HOME

Ref: 45105

Lancashire
Leasehold

£275,000

Delightful Detached Nursing Home, (Reg 21 residents - operate as maximum 19)

Fee Income £462,408 (10 month period ending 31/03/15), impressive EBITDA

Superbly presented grade II listed property in extensive grounds

Peaceful yet accessible setting, truly enviable reputation, high occupancy levels

For more information please contact Sam Fazackerley on 01772 775 754

NURSING HOME

Ref: 42035

Lancashire
Leasehold

£399,995

Detached nursing home registered for 17 residents

Fee income £468,345 per annum (y/e 31.07.14)

Popular and convenient location with historically high occupancy levels

17 well presented single bedrooms

For more information please contact Josh Higham on 01772 775 753

NURSING HOME

Ref: 44158

County Durham
Freehold

£1,150,000

Exquisite detached residential care home with nursing, registered for 40 residents

Fee Income £934,680 per annum (y/e 31.06.15), impressive EBITDA

Peaceful yet accessible setting, historically high occupancy levels

37 majority en-suite rooms, grounds in excess of 2.5 acres, owner's retiring

For more information please contact Josh Higham on 01772 775 753

SOLD

NURSING

CARE HOME

Ref: 41643

Derbyshire
Freehold

£795,000

Impressive detached nursing care home, providing elderly and dementia care

Fee Income £552,148 with an EBITDA of £87,636 (16%) (y/e 01/2017)

Registered for 20, strong occupancy levels and good CQC reports, genuine potential for growth

Secluded position, set back from the main road, within a well populated area

For more information please contact Sam Fazackerley on 01772 775 754

NURSING HOME

Ref: 45342

Flintshire
Freehold

£1,295,000

Care home providing nursing and residential care, registered for 32 residents

Fee income £1,007,550 per annum (y/e 31.12.16), EBITDA £227,293 (23%)

Peaceful yet accessible setting, high occupancy

32 majority en-suite rooms, truly enviable reputation, superbly presented

For more information please contact Josh Higham 01772 775 753

Under Offer

PROJECT ALPINE

Ref:44828

South Wales
Freehold

£1,400,000

Dual registered for 42 residents with a mixture of nursing or residential care

Income of £802k for the year ended 31.03.2016. Adjusted EBITDA of £179k

Experienced and qualified team of staff in place all living locally

Care Inspectorate report rating of 'Good'

For more information please contact Asif Musa on 01772 775 794

Under Offer

PROJECT LIBERTY

Ref: 44531

South Wales
Freehold

Offers Invited

Nursing home registered for 23, adult care for mental health and challenging behaviour difficulties

Income of £975k for the (y/e 31/3/16), generating an EBITDA of £286k (29%)

Historically high occupancy levels. Minimal competition within the area and excellent reputation

Robust organisation structure in place with full management structure

For more information please contact Sam Fazackerley on 01772 775 754

NURSING

CARE HOME

Ref: 44941

Nottingham
Freehold

£1,000,000

Detached nursing home, excellently presented

Fee Income of £774,801 with Adjusted net profit of £145,448 (18%) (y/e 31/03/2017)

Specialist nursing provided, registered for 14 residents

14 single rooms, all en-suite, potential for 2 additional rooms, viewing highly recommended

For more information please contact Asif Musa on 01772 775 794

CARE HOME

Ref: 43768

Hertfordshire
Freehold

£1,750,000

Care home for nursing registered for 27 residents

Twelve month income £640,615 (y/e 30.09.2015)

Impressive EBITDA of £154,825

Superb Hertfordshire location, Manager run

For more information please contact Josh Higham on 01772 775 753

NURSING HOME

Ref: 43463

East Sussex
Freehold

£1,200,000

Nursing and dementia care home registered for 21 residents

Annual income in the region of £800,000 with excellent profits

Manager run

Potential to extend STPP

For more information please contact Josh Higham on 01772 775 753

NURSING HOME

Ref: 43353

London
Freehold

£1,850,000

Nursing and dementia care home, registered for 28 residents

Turnover £1,022,740 (y/e 30/04/2017), with EBITDA £367,376 (35%)

Owner run

Potential to extend STPP

For more information please contact Josh Higham on 01772 775 753

Under Offer

NURSING

PROJECT OMEGA

Ref: 43414

West Sussex
Freehold

Offers Invited

Nursing home registered for 40 residents and CQC compliant

Income of £779k for the year ended 31.03.2014 with historical income in excess of £1m

Fantastic reputation and relationship with local councils

Robust staff structure with a long-serving and well-qualified team

For more information please contact Josh Higham on 01772 775 753

PROJECT HARMONY

Ref: 44960

Tweed
Freehold

Offers Invited

Provides residential, nursing and EMI care for up to 55 residents

Income of £1,440k for the year ended 31st October 2015, generating an adjusted EBITDA of £322k

Strong at organisation structure capable of running the home on a day to day basis with fully qualified staff

Significant opportunity for further growth and development

For more information please contact Josh Higham on 01772 775 753

NURSING HOME

Ref: 45879

Dorset
Freehold

£2,000,000

Exquisite detached care home for the elderly, registered for 21 residents

Fee income £721,177, ANP £224,744 (31%) (y/e 31.08.2016)

15 single and 3 twin rooms including 6 en-suite bedrooms, enviable reputation

Two separate owners accommodation available, owners retiring

For more information please contact Josh Higham on 01772 775 753

Under Offer

PROJECT MAGENTA

Ref: 44002

South West
Freehold

Offers Invited

Nursing care home registered for over 50 residents

Income of £1,376k for year ended 31.07.2015 Adjusted EBITDA of £428k

Planning permission granted for an additional 14 bedrooms

Excellent reputation within the local community, resulting in regular referrals

For more information please contact Josh Higham on 01772 775 753

Under Offer

NURSING

PROJECT ALMA

Ref: 43891

South West
Freehold

Offers Invited

Dementia nursing and residential care home registered for 31 residents

Income of £958k for the year ended 30.06.2015. Adjusted EBITDA of £219k

Large, freehold property which provides an excellent standard of facilities

Scope exists to significantly increase both capacity and income

For more information please contact Asif Musa on 01772 775 794

PROJECT ROSA

Ref: 45710

Somerset
Freehold

Offers Invited

Currently registered for 23 with potential to increase by another 10-12 rooms

Income of £975k with an adjusted EBITDA of £317k (y/e October 2016)

Projections for 2017 estimate an increase in income to £1.1m

Robust organisation structure in place with experienced and well qualified staff

For more information please contact Asif Musa on 01772 775 794

NURSING HOME

Ref: 46022

West Midlands
Freehold

£5,000,000

Charming detached nursing home, registered for up to 80 residents

Fee income 4 months to October 2017 annualised £2,311,053 with ANP for the same period £787,730

Convenient and accessible setting, truly enviable reputation, high occupancy

Well presented throughout, viewing highly recommended

For Further Information please call Sam Fazackerley on 01772 775 754

New
Instruction

PHARMACIES

PHARMACY

Ref: 45719

Cheshire
Goodwill & Equipment

£95,000

Well established
internet based
pharmacy

Advised turnover
£383,785 per annum
(y/e 30.11.16),
extensive client base

Convenient and
accessible location,
genuine growth
potential, low
overheads

Dispensing circa 1,700
items per month,
retirement sale,
viewing recommended

For more information please contact Sam Fazackerley on 01772 775 754

**Under
Offer**

CLOSED PROPERTIES

HOLLY GRANGE

Ref: 44458

Greater Manchester
Freehold

£499,995

Former care home for the elderly, registered for 27 residents

Convenient and accessible location, previously run management

Well presented freehold property

Rare opportunity, viewing recommended

For more information please contact Asif Musa on 01772 775 794

Under Offer

FORMER NURSING HOME

Ref: 43136

West Yorkshire
Freehold/Leasehold

Offers Invited

Former nursing home (Registered for 25) with detached building offering 17 beds

Detached premises which was formerly a school and has been sympathetically updated

23 single & 1 twin room

Popular and convenient location, viewing recommended

For more information please contact Asif Musa on 01772 775 794

FORMER CARE HOME

Ref: 45490

Wales
Freehold

OIRO £360,000

A former care home, previously registered for 11 adult residents with learning difficulties

Now trading as holiday lets, excellent profitability

Stunning estuary views, fully renovated and C2 status

Full options: care home, holiday lets, family home

For more information please contact Sam Fazackerley on 01772 775 755

FORMER CARE HOME

Ref: 44934

Winkleigh
Freehold

£750,000

Substantial detached property

Formerly a care home

Potential for alternative use (STPP)

Vacant, viewing highly recommended

For more information please contact Josh Higham on 01772 775 753

CLOSED PROPERTIES

PROJECT CRYSTAL

Ref: 43482

Dorset
Freehold

£700,000

Previously Registered for 3 residents, and had been at full occupancy since inception in 1991

Fully compliant with the Care Quality Commission, with all standards being met

Had Excellent reputation with Local Authority

Scope for significant expansion and development and change of use

For more information please contact Asif Musa on 01772 775 794

CLOSED CARE HOME

Ref: 46018

West Yorkshire
Freehold

Offers Invited

Exquisite detached former care home/ development opportunity

Peaceful yet accessible setting, substantial and heavily extended property

Site approaching 2 acres, ideal nursery/ residential opportunity subject to planning

Planning permission granted for a 65 bed facility / Apartments

For more information please contact Asif Musa on 01772 775 794

New
Instruction



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