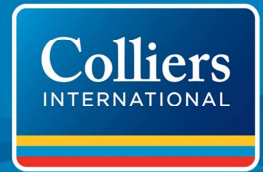


FOR SALE

Nursing Home Opportunity



Bedford Park Care Centre

12 Pearn Road, Plymouth, Devon PL3 5JF

- Located in well-established residential area.
- Purpose built nursing home formerly registered for 104.
- 99 bedrooms (96 with en suite WC), arranged as two units.
- Extensive reconfiguration program planned to provide 77 refurbished single en suite bedrooms.
- May suit dementia and specialist care uses or possible redevelopment.
- Large site extending to circa 3.2 acres (1.3 hectares).

Offers Invited

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Adrian Ilott
Healthcare
+44 207 487 1616
Adrian.Ilott@colliers.com

Property Ref: [22242](#)

Colliers International
50 George Street
London
W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/healthcare

Bedford Park Care Centre, 12 Pearn Road, Plymouth, Devon PL3 5JF



LOCATION

Bedford Park Care Centre is situated in the Mannamead area of Plymouth, close to the junction of the A38 / A386. Mannamead is an established residential area approximately 1.5 miles to north-east of the city centre, providing a range of local services. There is a regular bus service connecting the area with Plymouth city centre.

The Property occupies an extensive site of c. 3.2 acres, opposite Compton Primary School. The home is prominently positioned at the front of the site and overlooks extensive gardens to the rear. There is car parking on site for c. 25-30 vehicles.

DESCRIPTION

The property comprises a two storey purpose built care home constructed in the early 1990's, of brick and part rendered elevations beneath predominantly pitched tiled roofs. The windows are wood framed double glazed units.

The property is arranged as two semi-detached units, each arranged over two floors. The main unit provides 73 bedrooms (71 en suite WC) and is served by two shaft lifts. The smaller unit provides 26 bedrooms (25 en suite WC) and has a separate shaft lift.

SERVICES

The property is connected to all Mains services and is heated by gas fired boilers. Nurse call and fire detection systems are fitted to both units.

TENURE

The care home occupies a freehold section of the site, which extends to c. 1.03 acres. Access to the freehold section is over a strip of land secured by a 999 year lease. The gardens to the rear, which extend to c. 2.16 acres, are held leasehold for a term of 125 years dating from 1990.

PRICE

Offers Invited

REGISTRATION

The home was registered as a care home with nursing, with a registration for 104. It is listed by the CQC as an 'inactive service.'

PLANNING

The property is currently Use Class C2 (Residential Institutions) which covers use as a nursing home, hospital, residential school, college or training centre.

RATEABLE VALUE

The property has a Band G Council Tax assessment.

EPC RATING

The property has a Band C EPC rating.

TRADING INFORMATION

The home is currently closed and trading information is not available.

Bedford Park Care Centre, 12 Pearn Road, Plymouth, Devon PL3 5JF

TERMS

The property is offered for sale by Private Treaty. The preferred method of sale is by transfer of the limited company holding the freehold/leasehold asset.



SITE AREA

The site area is approximately 1.29 hectares (3.20 acres).



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
05/09/2013

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

