



Copperfields Residential Home

Ref: 8877698

42 Villa Road, Higham, Rochester, ME3 7BX

Freehold: £595,000

Care home registered for 20

19 bedrooms, five with en suite

Weekly fee range of £487 - £1,000

T/O for year ended 31/12/19 £490,809

Old Age & Dementia: Virtual tour available

EPC Rating C: Retirement sale



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Description

A detached four storey dwelling with two storey and single storey extensions to the side and rear. To the front is parking for several vehicles and also an enclosed garden with patio area with further garden area to the rear.

The business benefits from passenger lift access for lower ground, ground and first floor with stairs leading to the second floor.

Location

The care home is located in the village of Higham lying just off the A226 with Rochester to the east and Gravesend to the west.

There are good road links via Junction 1 of the M2/A2 which lead into junction 2 of the M25.

Ground Floor

Entrance hall, reception area, nine bedrooms one of which has an en suite, passenger lift, two lounges, dining room, WC, medication room, store room, separate WC.

Other Floors

Lower ground floor
Kitchen, laundry, office, storeroom

First Floor
Seven bedrooms four of which have en suite, bathroom with WC.

Second floor
Two bedrooms

External Details

To the front of the property is a parking area for several vehicles with access to a secure enclosed garden with a range of plants and shrubs and also a paved walkway for residents.

There is a rear lawned and paved secure garden.



The Opportunity

This is a good opportunity to purchase a well established care home in a popular area.

The business would be an ideal purchase for either a first time care homebuyer or an existing operator looking for another care home.

It should be noted that our client has also instructed to Christie & Co to market their other home in Gravesend and the homes could be purchased either together or separately.

A virtual tour has been created and can be sent to interested parties upon request.



Fixtures & Fittings

We are advised that all fixtures and fittings are owned outright.



Staff

The business operates with the benefit for both full and part time staff.

Trading Information

Accounts for the year ended 31/12/19 show a fee income of £490,809 compared to the previous year of £568,583

Fee rates

On the day of instruction there were 15 service users with a weekly fee range of £487 - £1,000, this was producing a weekly fee income of £10,158.

Regulatory

The care home is registered with the Care Quality Commission as a care home only for a maximum of 20 service users in the categories of Old Age and Dementia.

The business was last inspected on 8 January 2020 and has an overall rating of Requires Improvement.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Maidstone

