

DN22 6SU

# Clumber Court Care Home Retford

Purpose Built Care Home with  
Vacant Possession



For Sale by Order of the Court Appointed Receiver

**CBRE**



## The Opportunity

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- The property is situated in a residential location in the market town of Retford, Nottinghamshire and is approximately 1 mile to the north of the town centre.
- Clumber Court Care Home has a 62-bed capacity comprising 100% single bedrooms, 14 (22.6%) of which have ensuite facilities comprising a toilet and wash basin.
- Purpose built care home constructed in 1993 arranged over ground and first floors on a site extending to 1.4 acres (0.567 hectares).
- The exterior and interior property is in a good state of repair and benefits from efficient accommodation and spacious communal areas on both floors.
- The configuration of the care home allows for excellent functionality with up to 2.4 metre wide corridors and back of house facilities across the property.
- The property was previously subject to a 25-year lease to Countrywide Care Homes Limited which expired in June 2021.
- The property was previously registered with the CQC to provide residential and nursing care for 62 older people including those with dementia.
- Immediate asset management available which includes repurposing / refurbishing the property and reregistering with the CQC. The property is also suitable for alternative uses subject to the necessary planning consents.
- Freehold with the benefit of full vacant possession.
- **We are inviting offers on an unconditional basis for the freehold interest of the property.**





# Location

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Clumber Court Care Home is located in the market town of Retford in Nottinghamshire. Retford is approximately 30.6 km (19.0 miles) to the west of Lincoln; 32.2 km (20.0 miles) to the south of Doncaster; 45.1 km (28.0 miles) to the east of Sheffield; and 48.3 km (30.0 miles) north of Nottingham. The town of Worksop is circa 14.5 km (9.0 miles) to the west. The the town had a resident population of approximately 25,000.

 Retford is accessible via the A1 circa 6.4 km (4.0 miles) to the west of the town, whilst the M1 Motorway is circa 27.4 km (17.0 miles) to the west.

 Retford Railway Station provides regular local and regional services, being on the East Coast Main Line, London North Eastern Railway and Hull Trains. It provides regular rail services to London with fastest journey times of 1 hour and 18 minutes. The subject property is approximately a 20-minute walk from Retford Station

 Doncaster Sheffield Airport is located 24 km (15.0 miles) to the north of the town centre, providing regular flights to a number of European destinations including Faro, Paris, Amsterdam, Malaga, Venice, Barcelona, Dubrovnik and Vienna.





## Situation

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The Property is situated approximately 1.6 km (1 mile) to the north of Retford town centre to the periphery of the town. The River Idle flows immediately alongside the Property to the west. A fishery lake is situated on the opposite side of the river.

The Property is situated at the northern end of Bolham Lane. The majority of properties along Bolham Lane and in the immediate vicinity are predominantly

residential houses which all reside to the south of the Lane. There are fields and partial woodland separating the subject property and residential houses. A large, detached house is situated immediately adjacent to the Property. The Property benefits from numerous bus services, providing access across the wider Retford area and neighbouring towns.

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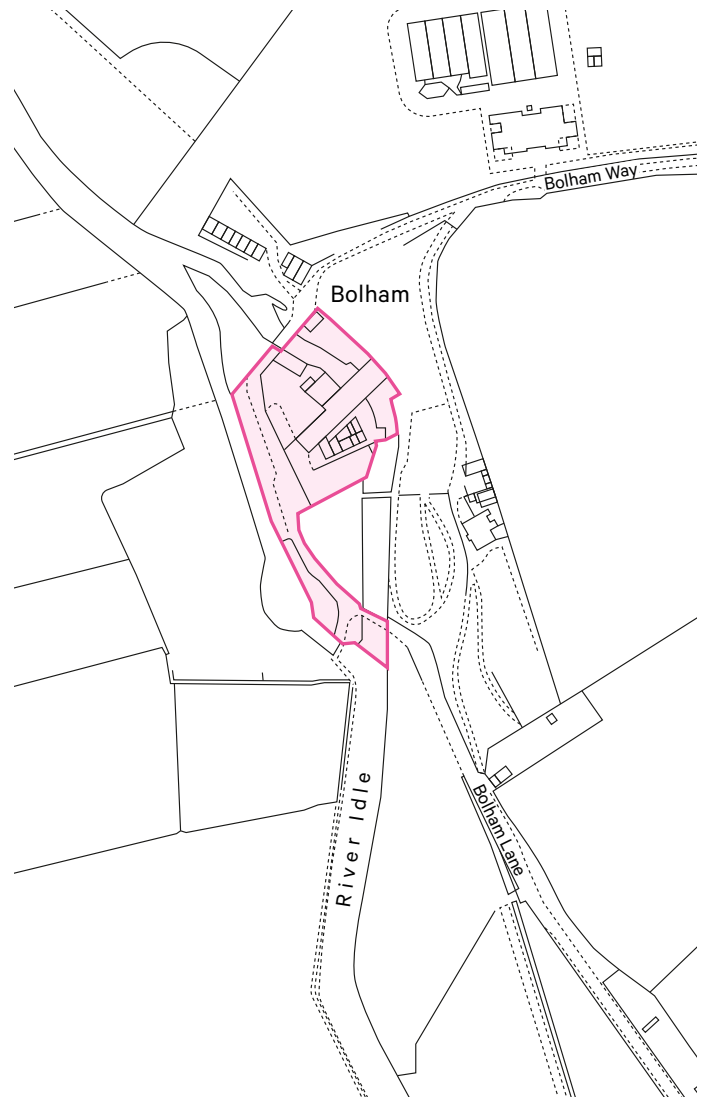
## Description

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The Property comprises a two storey, purpose-built care home constructed in 1993. The Property forms a 'H' shaped floorplate and is of traditional construction with brick facing elevations set beneath a series of pitched, tile covered roofs. The property has 62 single bedrooms 14 of which offer ensuite facilities. The resident accommodation is arranged across ground and first floors, and a passenger lift provides level access for residents between the ground and first floors.

The configuration of the care home allows for excellent functionality. It provides wide corridors (up to 2.4 metres) allowing for wheelchair user access. There are communal lounge and dining areas on each floor which are bright and spacious. There are also bathroom and toilet facilities on each floor and back of house facilities are spread throughout the care home.

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# Accommodation

The bedroom accommodation is arranged as follows:

Resident Accommodation		Shared			%		
Single		Shared			%		
Floor	Single	Ensuite	Shared	Ensuite	Total	Single	Ensuite
Ground	34	8	0	0	34	100%	24%
First	28	6	0	0	28	100%	21%
Total	62	14	0	0	62	100%	23%

There are 14 bedroom's that include an ensuite with toilet and wash hand basin.

Approximate room sizes, indicate the following:

Accommodation Analysis Room Type	Size Range Sq M	Size Range Sq Ft
Single Rooms (exclusive of ensuite)	12 – 22	129 – 237
Total Communal Day Space	316.4	3,406
Space per Registered / Operational Bed	5.1	54.9

\* The above floor areas are based on check measurements taken by CBRE on site. Interested parties should rely on their own due diligence.





# Ancillary Accommodation

Internally, the home is currently arranged to provide the following day space and ancillary accommodation in addition to back of house administration, staff areas, storage and sluice facilities.

Lounge x 2 and Dining Room to the ground floor;

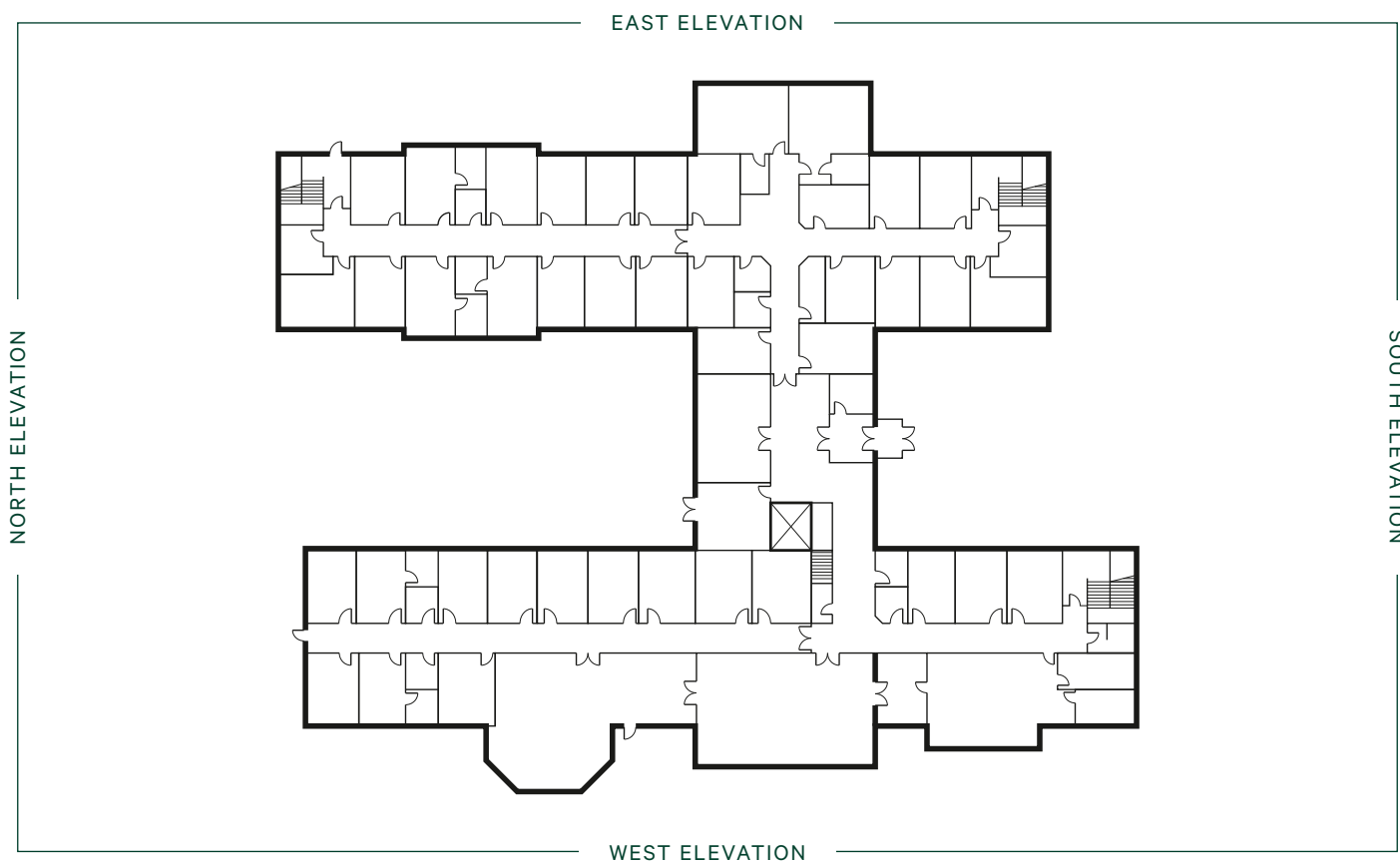
Lounge/Diner; Dining Room; 'Bistro'; and lounge/bar to the first floor.

Back of house / staff facilities include a commercial kitchen, together with associated stores, located to the ground floor adjacent the dining room. There is a satellite kitchen to the first floor, between the Lounge/ Diner and Dining rooms, situated directly above the main kitchen. A commercial laundry is situated to the first floor. Other back of house facilities such as offices, stores; and medical stores are spread across the care home.

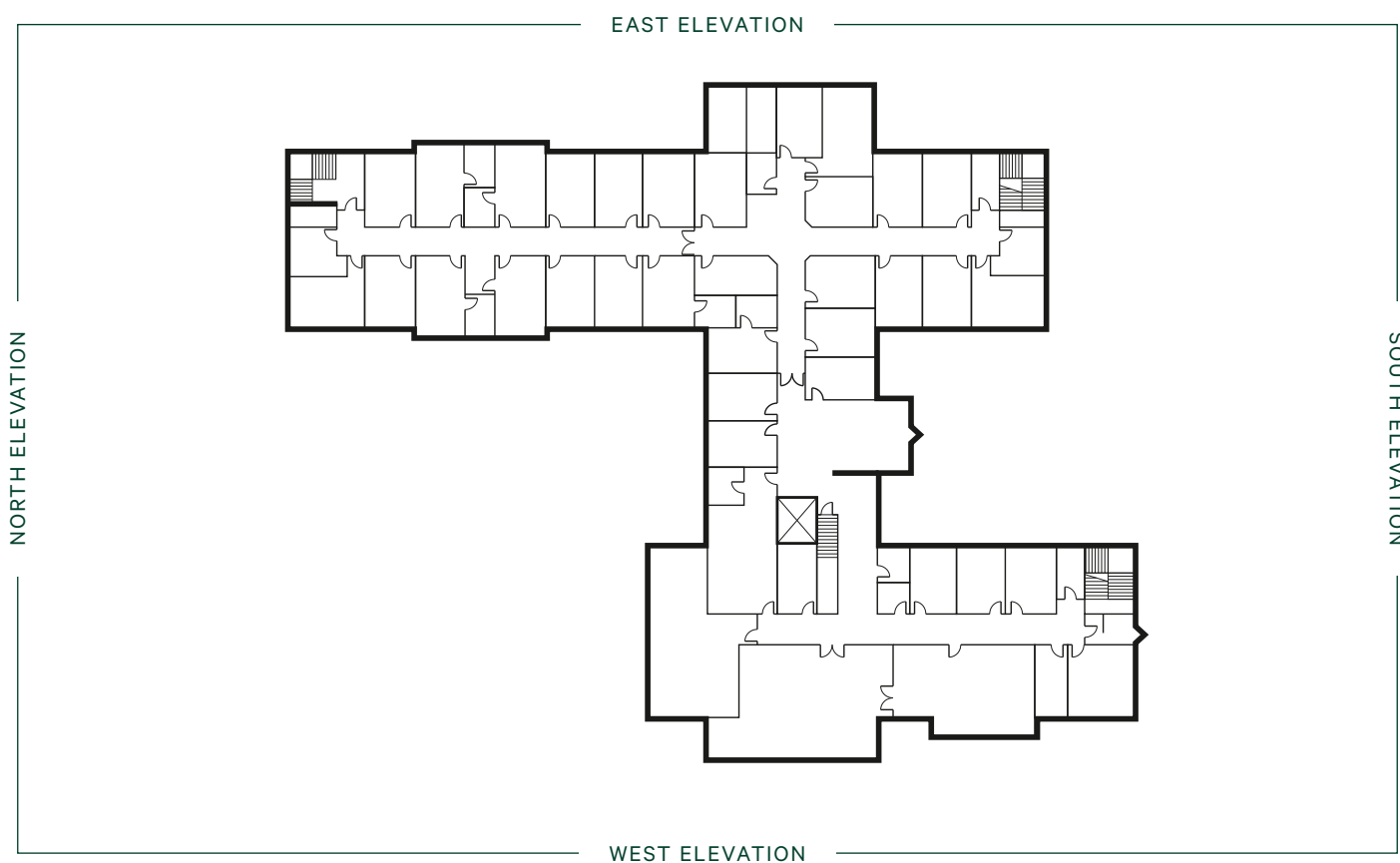


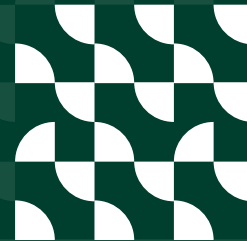


## Ground Floor Plan



## First Floor Plan





## Tenure

The property is held freehold under Title Number: NT260195.

## VAT

We understand that the property will not be elected for VAT.

## Method of Sale

We are inviting offers on an unconditional basis for the freehold interest of the property.

## Contact Us

For more information or to arrange an inspection please contact:

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

## CBRE

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