

Ranton Green Bullrush Cottage Butt Lane Nr. Stafford Staffordshire ST18 9JZ

- **Freehold Care Home Investment**
- Site area 0.734 hectares (1.813 acres)
- Let to Horizon Care & Education Group Ltd
- Lease expiry 2024 (no breaks)
- Exempt from 3% stamp duty surcharge (1)
- VAT is NOT applicable
- Current Rent Reserved
£39,012 pa



Tenure
Freehold.

Location
Ranton Green is a rural location some 10 miles west of Stafford town centre and 5 miles from the local amenities of Gnosall. Ranton Green is accessible via the A518 main road to the south which in turn leads to the M6 Motorway to the east.
The property is situated in a rural location on Butt Lane to the east of Moorend Lane and west of Long Lane.

Description
This detached property is arranged on ground and one upper floor to provide a care home comprising ten rooms, kitchen, two bathrooms and shower room. The property has been specifically adapted and extended to suit adolescent children with learning difficulties. The property benefits from a double garage and ample car parking.

The property provides the following gross internal accommodation and dimensions:

Ground Floor	253.00 sq m	(2,723 sq ft)
First Floor	63.65 sq m	(685 sq ft)
Total Area	316.65 sq m	(3,408 sq ft)
Site Area	0.734 Hectares	(1.813 Acres)

Tenancy
The entire property is at present let to HORIZON CARE AND EDUCATION GROUP LTD for a term from 16th September 2016 and expiring 31st August 2024 at a current rent of £39,012 per annum. The lease contains full repairing and insuring covenants. There are no rent reviews
NB. A new lease was granted in September 2016 extending the previous lease (which would have expired December 2018) to 31st August 2024.

Tenant Information

Website Address: www.horizoncare.co.uk
For the year ended 31st August 2015, Horizon Care and Education Group Ltd reported a turnover of £16,746,304, a pre-tax profit of £542,600, shareholders' funds and a net worth of £1,534,574. (Source: riskdisk.com 10.01.2017)
In June 2012, NBGI Private Equity (now known as Stage Capital (www.stagecap.com), a private equity firm backed by funds managed by Deutsche Bank and Goldman Sachs) acquired a majority stake in Horizon Care. Horizon Care provides both living accommodation and education facilities through its 33 residential homes and schools. The homes and the schools are all Ofsted registered for the provision of education of children with social, emotional and mental health difficulties. (Source: www.horizoncare.co.uk)

VAT
VAT is not applicable to this lot.

Stamp Duty (1)
It is understood that this property is 'a home or other institution providing residential accommodation for children' and thus the Stamp Duty Land Tax surcharge of 3% does not apply. Please refer to the special conditions of sale.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
EPC Rating 97 Band D (Copy available on website).

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 113 Stafford**.