

Apple Mews



TURYAP[®]
UK



Investment Highlights

- A well-run established care home operating for over 20 years
- Investment - £69,500
- Returns - 10% per year paid quarterly
- Guaranteed for 25 years
- Residential Care and Nursing Home
- 110% Buy back year 5 increasing each year to 120% Buy back year 25
- 125 year lease registered with HM land registry



An Outstanding Opportunity

The progressive rise in life expectancy in the UK, as in other developed countries, means that there are many more people who are older than 65.

At the same time, the number of care homes in the UK has decreased by more than 50% in the last decade, from approximately 46,500 facilities to about 21,000, as a result of the government's decision in 2008 to largely stop subsidizing care homes.

These two factors when put together have led to a high increase in demand - and, in turn, created this outstanding investment opportunity.



A Larger Ageing Population

Today there are more elderly people living in the UK than ever before. The Office for National Statistics predicts a 36% growth in persons aged 85+ between 2015 and 2025, from 1.5 million to 2 million. This is expected to lead to a substantial increase in demand for care home services.

The care homes sector is worth around £15.9 billion a year in the UK, with around 410,000 residents (2017).

A Higher Demand for Beds

It is estimated that the demand for beds in care homes will rise by 60% until 2023 and by 150% until 2043.

The many more elderly people living in the UK today, rightfully expect to enjoy the comfort, security and social environment that are so important for those reaching retirement.

In the UK the idea of living in a care home in your golden years is very much embedded in the local culture.



The Care Home

Apple Mews is an exceptional Care Home situated in the Acklam area of Middlesbrough. It is a profitable 5* rated purpose built care home, fully occupied, with addition of new special needs unit and a total of 43 rooms. All rooms come with an en-suite WC, telephone and internet points and have free Wi-Fi at no extra cost. There is a lift to all three levels and excellent wheelchair access. Each floor has lounges and dining rooms, where nutritious, delicious meals are served. The home is ideally located close to local shops and has good public transport access.

Apple Mews offers care for the elderly and services include Residential and Dementia Residential Care and General Nursing Care. Some of those living in the home may simply enjoy being in a secure, caring environment; others require complex 24-hour nursing care.

In every case, they serve with patience, kindness and understanding. The Care Home has large gardens and furnished patio areas where residents and their visitors love to spend time. Care is given to those requiring Nursing or Personal Care and residents with Dementia, Mental Health conditions, Physical Disabilities and Sensory Impairments.





Apple Mews - Dining Room

Middlesbrough



Stewart Park

Stewart Park is a 120-acre park in the suburb of Marton, located in the south of Middlesbrough, North Yorkshire, England. It is bounded by the A172, the B1380 and the secluded residential road The Grove. The park has been awarded a Green Flag Award by the Civic Trust. A beautiful spot for a relaxing walk.



Middlesbrough College

Eye catching, largest college in Middlesbrough close to the River Tees. Whatever you want to achieve, Middlesbrough College is here to support you and help you every step of the way. Our focus is to equip you with the education, skills and training to progress into employment or higher education.



Transporter Bridge

A ferry bridge or aerial transfer bridge, is a type of movable bridge that carries a segment of roadway across a river, enabling ships to pass unhindered. This has been a rare type of bridge, with fewer than two dozen built. The one over the Tees is one of only 12 left that are operational.

Location

This part of North East Yorkshire abounds with places of interest such as Ormsby Hall, a National trust property, which is just 4.5 miles away and a 12 minute drive, Ideal for a visit with your loved ones.



Middlesbrough College

Riverside Stadium
Transporter Bridge

Apple Mews

Teesdale Shopping Park

Ormsby Hall

Stewart Park

Middlesbrough
Municipal Golf Centre

The James Cook
University Hospital

The Final Word

Your investment in this project, is placing you at the forefront of this dynamic sector and taking advantage of the following benefits:

- Entering a rapidly growing market, with high and steadily growing demand.
- Investing in a care home that is managed and operated professionally, based on over a decade of experience.



F.A.Q's

What is the full address?

113 Burlam Road, Middlesbrough, TS5 5AR

What is the length of the leasehold?

125 years.

Is there a rental assurance?

Yes, the first 25 years are assured at 10% NET.

When is my rental income paid?

Rental income is paid quarterly in arrears.

Is Stamp Duty applicable?

No, as it's a commercial purchase.

Will I incur any running costs?

There will be no additional costs incurred during the 25 year period.

Is there a buy-back in place?

Yes, after year 5 either the investor or the developer can exercise their right to sell/buy back the unit starting at 110% and up to 120%.

Is the sale handled by UK lawyers?

Yes, a team of commercial solicitors who are experienced in this sector have been appointed to act on behalf of investors.

Who will manage my investment?

The management team isn't changing and has been running effectively for the past 20 years.

Can I sell my unit at any time?

Investors are permitted to sell any time after completion.

As a non-resident in the UK, am I taxed on this income?

If you are a UK resident then, yes, you will be subject to tax. If you are a "non" resident in the UK, then you are classed as an overseas landlord and can apply to HMRC in the UK for exemption.

