



CARSELD

CARE HOME

INVESTMENT HIGHLIGHTS

- Prices from £66,950
- Received an incredible 9.9 out of 10 from Carehome.co.uk and awarded a Top 20 Award for Care Homes Yorkshire and The Humber 2020
- CQC overall rating of 'Good'
- 20 rooms available
- Returns are 10% paid quarterly for 25 years
- 125 year lease registered with HM land registry
- 110% buyback from year 6 increasing each year to 125% buy back at year 25





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.

“CARE HOMES AND SENIOR LIVING RESIDENCES ARE AMONG THE ALTERNATIVE SECTORS SOUGHT AFTER BECAUSE OF THE LONG-DATED INCOME ON OFFER AND A GROWING AWARENESS OF THE DEMOGRAPHIC FUNDAMENTALS DRIVING THESE MARKETS.”

- KNIGHT FRANK EUROPEAN HEALTHCARE REPORT 2020

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

Set in $\frac{3}{4}$ of an acre of beautiful landscaped gardens Carseld Residential Home, was formerly a farmhouse built in the early 1800s. and is located on the outskirts of Broughton, close to Brigg. The home has benefitted from a refurbishment and can provide accommodation for up to 22 people. There are 18 single and two double bedrooms on the ground and first floor, some with en-suite, wet rooms or toilets. All of the bedrooms have either an open countryside or a garden view communal areas are on the ground floor and includes two lounges, an orangery and dining room.

As part of the refurbishment and modernisation programme, a rehabilitation room has been created. This room is self-contained with a fully equipped wet room and kitchen area, enabling residents to keep their independence following an illness or hospital stay. Carseld offer accommodation to people with dementia, physical disability and those who simply can no longer live at home. In addition to residential care, the home also offers short and medium term respite and day care.

Carseld are registered with the Care Quality Commission and have contracts with North Lincolnshire Social Services and the NHS.

“A STRONG SET OF PROPERTY FUNDAMENTALS ARE ATTRACTING INVESTORS TO HEALTHCARE AND HELPING TO COUNTERBALANCE PREVIOUSLY CAUTIOUS ATTITUDES. OCCUPANCY RATES ARE AMONG THE HIGHEST OF ANY PROPERTY CLASS, TYPICALLY CLOSE TO 90%, WITH A CONSTANT FLOW OF RESIDENTS NEEDING CARE BEDS.”

- KNIGHT FRANK EUROPEAN HEALTHCARE REPORT 2020



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CARE HOME

LOCATION

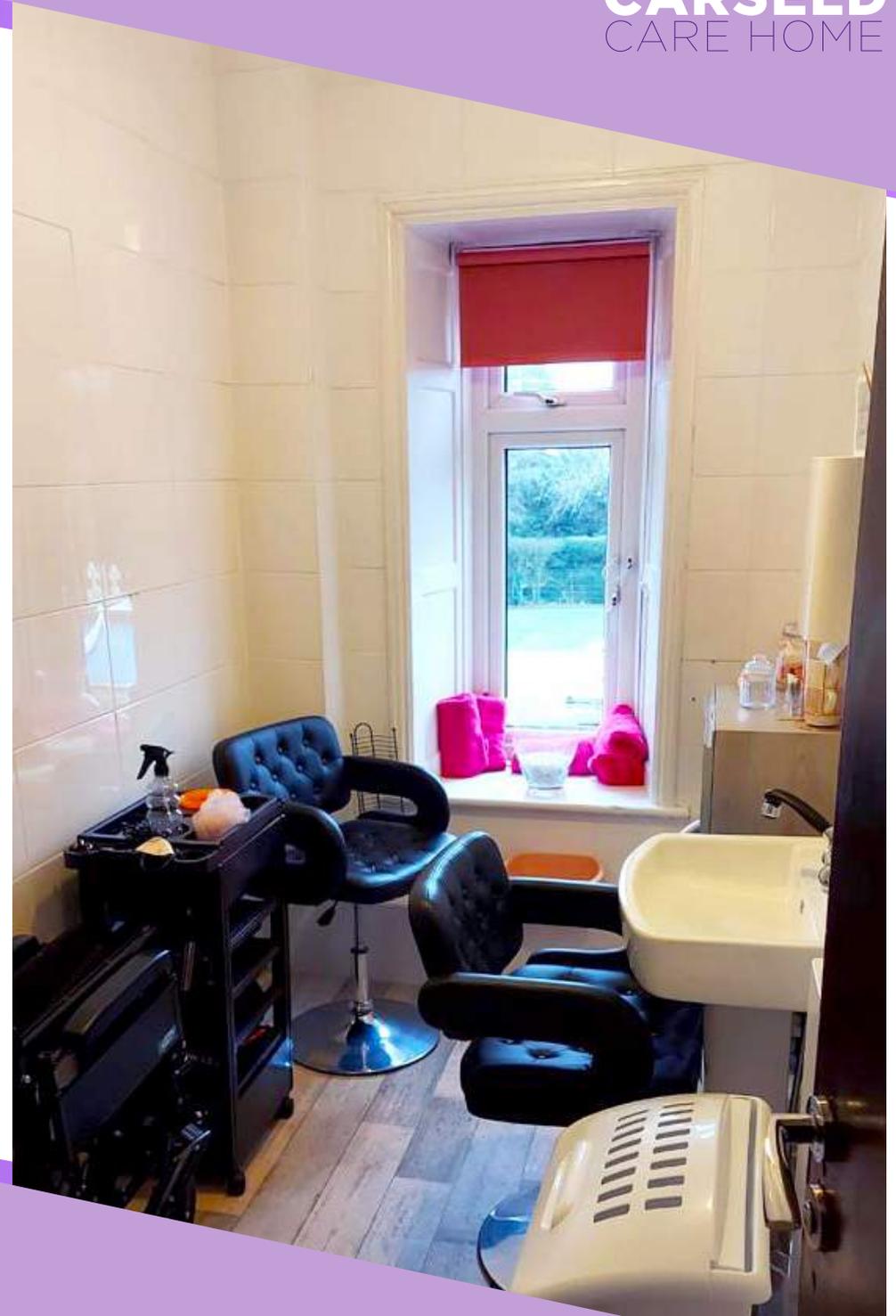
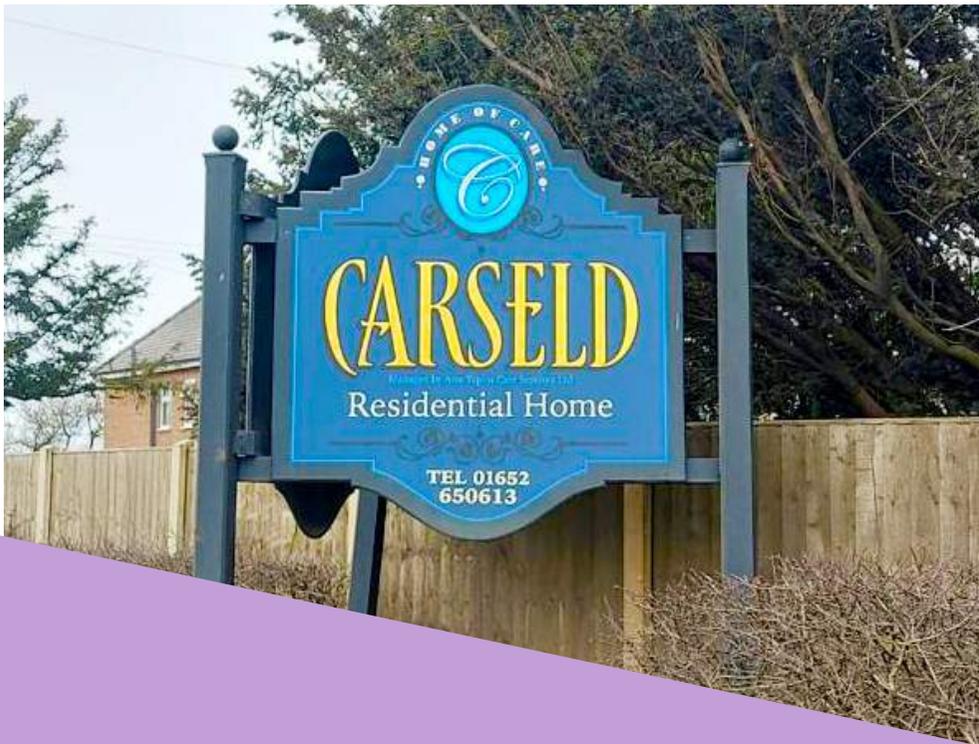
- Main Town and Scunthorpe Hospital is 8 miles away from the home
- The nearest small town of Broughton with local shops and a rich history dating back to the Stone Age is 1.4miles away
- The M180 with routes to Doncaster and Grimsby is only minutes away by car

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?

Brickhills, Broughton, Briggs DN20 0BZ

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 is a commercial purchase and is under the stamp duty threshold.

WILL I INCUR RUNNING COST?

There will be no additional costs incurred during the 25 year period during the term of the sub-lease.

IS THERE A BUYBACK 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 125%.

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.

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 domiciled for tax in the UK then it is your responsibility to include this income on your tax declaration to HMRC.

The situation currently is if you are a non UK citizen or a UK citizen working or living abroad where the period abroad will be at least six months you may apply for exemption for tax to be deducted from the income this is known as a NRL1 exemption. If this is your situation then we will provide details how to apply for exemption which is simple and straight forward. If you are not sure of your status then we suggest to consult an appropriate expert in this field or there is information on the HMRC website.

DISCLAIMER

We endeavour to provide accurate, up to date and complete information but makes no warranties or representations as to the accuracy, reliability or completeness or otherwise of the information contained herein. We assumes no responsibility or liability for any omissions or errors contained in the information.

We act as an agent for the developer and as such accepts no liability to the Purchaser. Further and in any event, if notwithstanding this provision liability is established against us, then it is agreed that the total maximum amount of such liability is limited to and shall not under any circumstances exceed the amount of our NET Fee of any reservations made.

Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the information and any speculative information offered by us. Purchasers are strongly recommended to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate.

We do not accept any responsibility for amendments to or changes in rates of taxation, introduction of new taxes, changes to existing legislation or the introduction of new legislation or any matters relating to the final contractual arrangements for any purchase.

Descriptions of Property, Homes, Buildings, Locations or Development Particulars, Specifications and Pictures and Artists Impressions of any property, home, building, location or development are given in good faith and believed to be correct, but they do not form part of any offer or solicitation and are intended only as a general guide. We do not control the building or development of any project.

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