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HEALTHCARE PROPERTY CONSULTANTS

LOOKING TO SELL, BUY OR RENT CARE HOME PROPERTY OR REQUIRE VALUATION ADVICE ?

Walton HPC is a dedicated practice of Chartered Surveyors and RICS Registered Valuers with extensive experience of all aspects of healthcare throughout Scotland and the rest of the UK.

Here is some of our recent transactional activity in 2016



Avonhough Care Home, Stonehouse, South Lanarkshire



Kintyre House, Invergordon, Highlands



Frinton Manor Care Home, Frinton On Sea, Essex



Rannoch Lodge Care Home, Cumbernauld



Howard House, Kilmarnock



Deanston Care Home, Coatbridge



Westwood House, East Kilbride

MARKET UPDATE

Within Scotland, we are aware there are a number of private and regional operators who are now being supported by their existing lenders or have sourced new private funds and are currently looking to expand.

We are also seeing the emergence of private equity funds that have normally concentrated on the south east of England where there has been a strong reliance in private paying residents. However, as this market has become overcrowded, they see Scotland as a potentially good market to invest.

A few of the larger UK operators are still selling off a number of assets therefore increasing the supply in the market as a result. Furthermore, insolvency event sales are still available in the market (albeit at a reduced level) and these are being eagerly snapped up by buyers at below current valuation levels.

Over the last 18 months, there has been reasonable activity from Institutional Funds and Real Estate Investment Trusts (REITS). Recent market activity suggests that the majority of these investors are continuing to prioritise transactions with a stronger reliance on private paying residents, as opposed to those with heavy emphasis on local authority funded residents. That said, there is recent evidence of one or two investment and private equity funds purchasing in regions such as Scotland in certain areas where they could command an element of private fees.



Princes Louise Hospital, London

CASE STUDY

Walton HPC were instructed by a major health provider to provide rental valuation advice on over 100 care homes in England to assist with their overall reorganisation. (see picture opposite)

Our services: Sales & Acquisitions • Valuations • Development • Investment • Landlord & Tenant



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