

# FOR SALE

**walton**<sup>W</sup>  
HEALTHCARE PROPERTY CONSULTANTS  
[www.waltonhpc.com](http://www.waltonhpc.com)

On the instructions of West Dunbartonshire Council

West  
Dunbartonshire  
COUNCIL



## Purpose Built Care Home & Development Opportunity

### Langcraigs Care Home and Day Care Centre

2 Gooseholm Road, Dumbarton, Scotland G82 2AY

Extending to 1.92 Ha (4.75 Acres) of land and buildings

**Guide Price £1.1M**

# LANGCRAIGS

## Care Home and Day Care Centre

2 Gooseholm Road, Dumbarton, Scotland G82 2AY

### Opportunity Summary

- Total area of 1.92 Ha (4.75 acres) of land and buildings
- Located in a good quality residential area of Dumbarton
- Highly accessible
- 36 single bedrooms (all with en-suite WC & WHB)
- Being sold with vacant Possession
- Possible reconfiguration of Care Home & Development Opportunity
- Care Home Registered for 30 service users and Day Care facility for 36 service users
- Previously registered for 36 and 50 service users respectively before part of one wing was closed

The property offers an ideal opportunity to increase the capacity by redevelopment of the day space area into living accommodation. There is also extensive land to rear included within the sale. The property is located in an affluent residential area of Dumbarton and therefore the prospects of achieving a good percentage of private income is good.

### Location & Demographics

The property is situated on the northern edge of Dumbarton, approximately 1km from the town centre and benefits from frontage to the busy Townend Road which links to A82 trunk road, the main arterial route through town. Dumbarton is located 24 kilometres north-west of Glasgow.

The main access to the property is taken from Gooseholm Road, with additional rear access from Strathclyde Road. The surrounding area is predominantly good quality, privately owned residential stock. New build private residential units are provided in the adjacent modern Lomond Gate development.

The property is well served by road and public transport links. It is situated off the A82 which links to the western fringe of Glasgow and The Erskine Bridge which provides direct access to the M8 and national motorway network. Dumbarton Central railway station lies approximately 1km south of the property.

As at 2014, the population within West Dunbartonshire was 89,910.

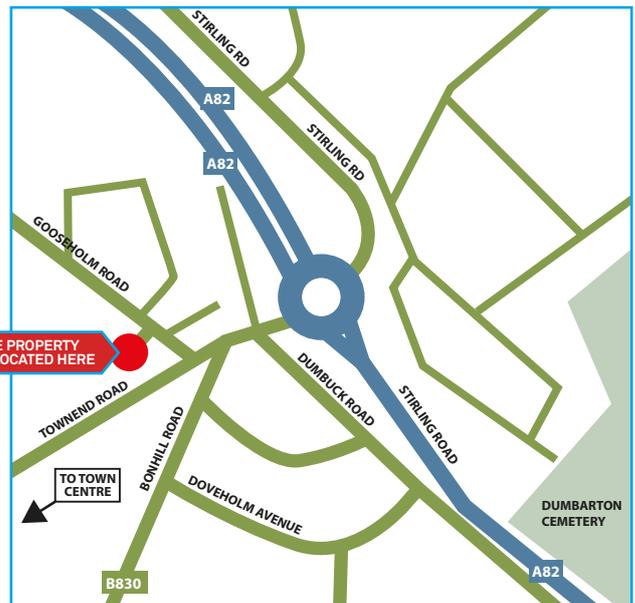
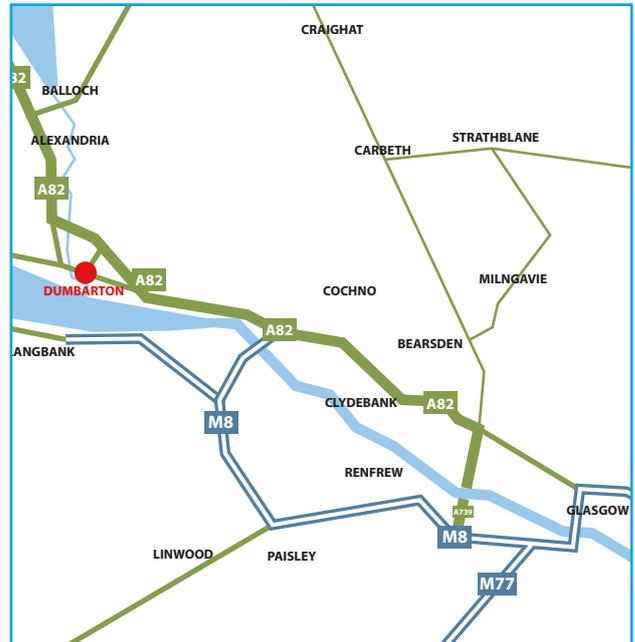
Population Change in Elderly Population 2016-2037:

	2016	2022	2027	2032	2037	2016-2030 % POPULATION CHANGE
Pensionable age (PA+)	16,233	18,399	20,261	22,572	23,703	46%
65-74	9,140	10,368	11,074	12,113	11,640	27%
75-84	5,257	5,824	6,664	7,387	8,354	59%
85+	1,836	2,207	2,523	3,072	3,709	102%

Source: GROS

The number of people of pensionable age is expected to increase by 46% within the West Dunbartonshire Council area between 2016 and 2037. It is projected that the population above the age 85 is expected to increase by over 102%.

Further demographics and competition analysis is available on request.



## Description & Accommodation

The property comprises a built facility was opened in 1989 to provide care home and day care services. At the time, it was regarded as the 'jewel in the crown' of the former Strathclyde Regional Council care home portfolio. The property is laid out solely over ground floor and consists of four main areas: central core/offices; two residential wings and Day Care Centre.

The building is of traditional brick construction, rendered externally. The roof is a pitched structure, overlaid with concrete tiles. Heating is via gas fired central system serving metal water filled radiators throughout. Windows are original timber framed double glazed units. Goods loading and servicing is provided to the rear. Communal parking bays are provided to front and rear.

The property benefits from resident's grounds, together with soft landscaped open space areas. There is an extensive area of semi-woodland and open space land to rear.

Presently, the main areas of accommodation can be summarised as follows:

### Care Home (current registration 30 residents)

- 36 bedrooms; 18 beds in each wing
- All bedrooms have en-suite WC and wash hand basin
- 3 communal kitchen/dining/living area per wing (1 communal area per 6 beds)
- 1 communal central lounge
- 1 smoking room
- Kitchen and canteen
- Laundry areas
- Staff Offices etc
- Various bathrooms, WC's and cleaner cupboards etc.

### Day Care Centre (current registration 36 service users)

There is an extensive permanent Day Care provision formed around the kitchen and canteen area comprising a mix of lounges and cellular private rooms. Subject to appropriate consents being obtained, there is scope to convert part or all of the existing daycare provision to bedroom use.

Copy floor plans and OS Sheet is available on request.

## Registration and Inspection

The property is currently registered for 30 residents in residential care and Day Care facility for 56 service users. Previously registration was for 36 residents in residential care and daycare facility for 50 service users, prior to part of one wing being closed.

As at March 2017, the property is still trading with residents in occupation. It is intended the residents will transfer along with the other residents in WDC homes (which are also closing) to the new Council care home Dumbarton once it is complete and open. We are advised the last Council resident is expected to transfer in June 2017. The Property can therefore be purchased prior to June 2017.

We note from the most recent inspection, the home was awarded the following Grades by the Care Inspectorate:

### Quality of:

Support	Environment	Staffing	Leadership & Management
5	5	5	5

## Staffing

The current staff requirements set by the Care Inspectorate are as follows:

Shift	Senior Care Staff	Care Staff	Total No of Care Staff
Early	1	6	7
Late	1	6	7
Night	1	2	3

## Price & Offers

Our clients are quoting a Price of £1.1M to purchase the heritable Interest including any fixtures & fittings remaining at the property. Clean Offers are invited

Further information can be obtained from the sole selling agent, Walton Healthcare Property Consultant Ltd, including arrangements to view.

No approach should be made to the Council direct.

## VAT

Our clients have still to confirm if VAT is payable on the purchase price.



TYPICAL BEDROOM



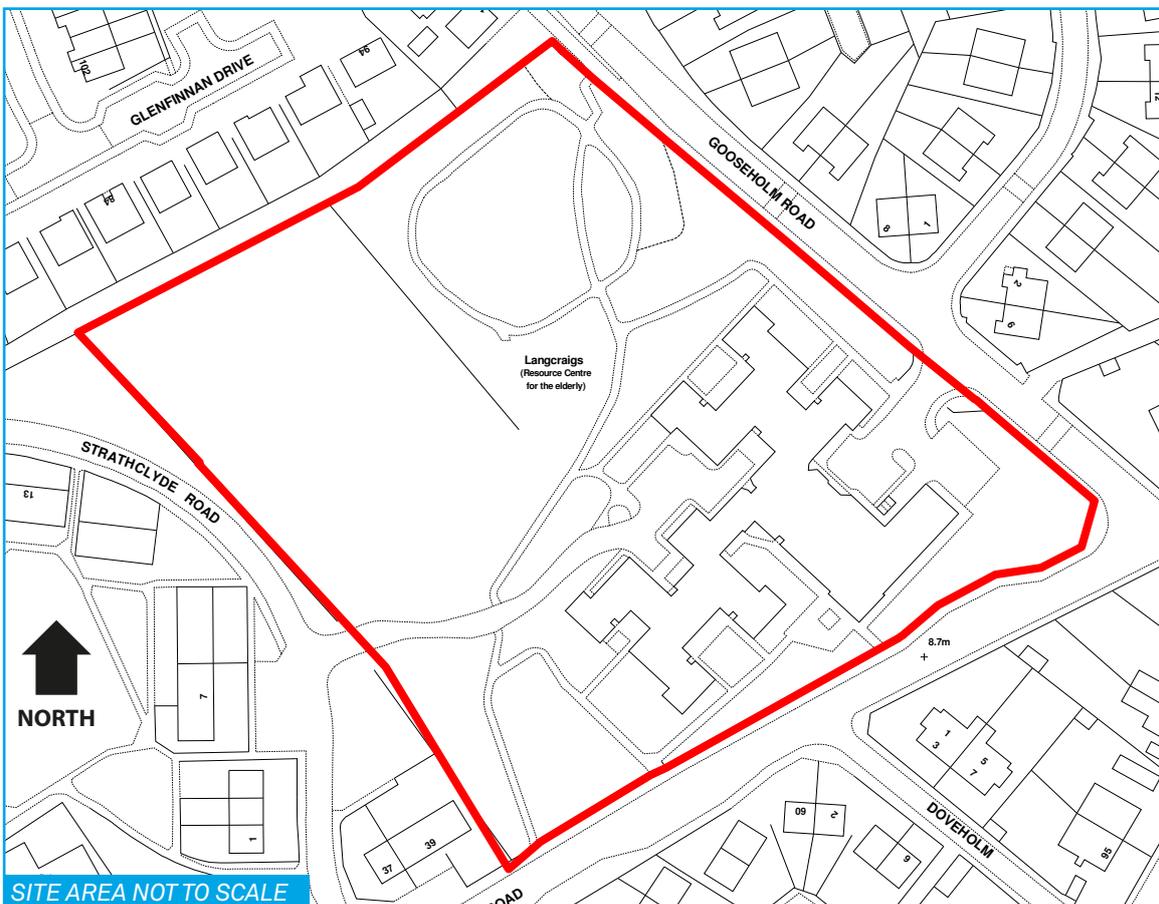
DAYCARE



COMMUNAL AREA

## Site Area

The demised area to be sold outlined red (below) on the OS Extract extends to 1.92 Ha (4.75 acres) or thereby.



  
**walton**  
HEALTHCARE PROPERTY CONSULTANTS  
[www.waltonhpc.com](http://www.waltonhpc.com)

Regent Court  
70 West Regent Street  
Glasgow G2 2QZ

T 0141 333 6564  
F 0141 333 1116  
E [info@waltonhpc.com](mailto:info@waltonhpc.com)

For further information please contact:

**Gary Walton**, MRICS, Director  
07554009244, email: [Gary.Walton@waltonhpc.com](mailto:Gary.Walton@waltonhpc.com)

or

**Craig Maxwell**, MRICS, Director,  
07545 431128, email: [craig.maxwell@waltonhpc.com](mailto:craig.maxwell@waltonhpc.com)

These particulars have been prepared by Walton Healthcare Property Consultants Ltd for the parties who have expressed interest in the acquisition of Langcraigs Care Home and Daycare Centre. Their purpose is to provide a summary of the facility for sale. The information and comments do not constitute in whole or in part an offer or contract. The information and comments provided are believed to be correct, but interested purchasers may not rely on them in any way and should undertake their own enquiries and obtain such professional advice as they consider appropriate. No representation or warranty as to the completeness or accuracy of the information contained in this memorandum is given. The acceptance of any offer is subject to contract. This document is intended for the original addressees only. It may not be copied, reproduced, in whole or in part, or used as a basis for any other document within. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, this pack is neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract should only be entered into by way of an exchange of legal documentation between respective solicitors. **Date of Publication: March 2017**