

walton
HEALTHCARE PROPERTY CONSULTANTS



FOR SALE

Development Opportunity, Former Care Home

Glen Road, East Kilbride, South Lanarkshire,
G74 5BL



Guide Price £695,000

Walton Healthcare Property Consultants Ltd
Centrum Building, 38 Queen Street | Glasgow | G1 3DX

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Location

The property is situated off of Glen Road via private road within the College Milton Area of East Kilbride. East Kilbride is a large suburban town, south of Glasgow, with a population of 75,000. The town is linked to both major motorways into southern Glasgow and has numerous public transport links into Glasgow city.

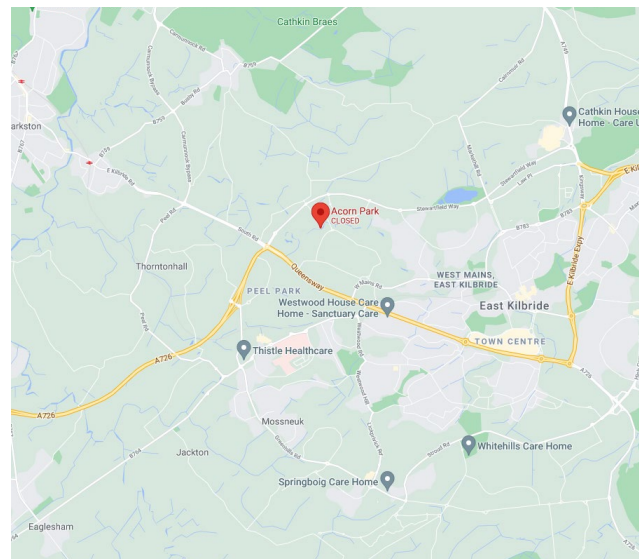
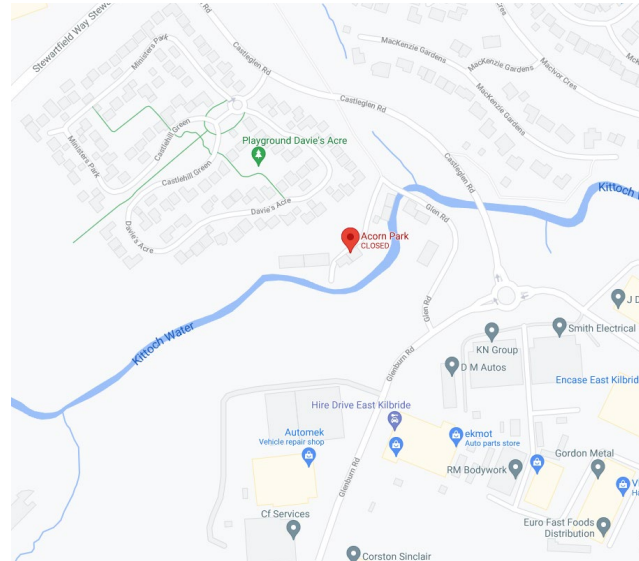
The home is on the outskirts in a quiet residential area. The building is nestled behind small woodland and accessed by a long private driveway, which creates a private and relaxing setting.

Description

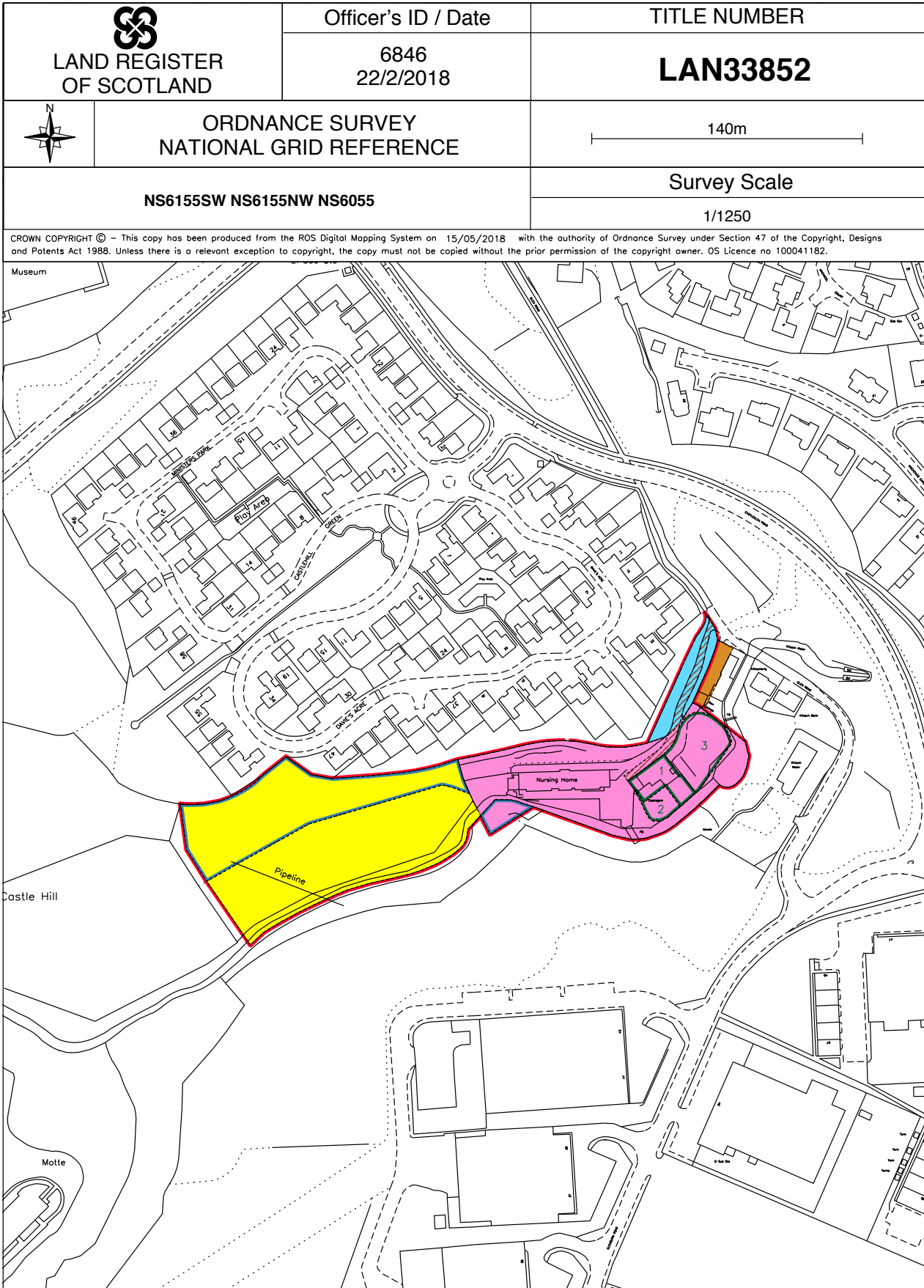
The building is a purpose-built home constructed in the 1990s, and is laid out over four floors. The building is of brick construction with roughcast walls, and surmounted pitched and concrete tiled roof. Windows are double glazed and timber framed.

The site is reasonably extensive and includes a secure garden and patio area. There is a small timber-framed sun house and parking for up to 12 vehicles.

The title plan is shown below, the site area in pink, with the exception of area 1, 2, 3 which are in separate ownership, is the site which in ownership of the care home. The area highlighted in yellow, which presently comprises open grass and woodland, which extends to around 2.13 acres is also included in the sale.



Title Plan



Accommodation

Detailed floor plans are available on request.

We estimate the building to have a gross internal floor areas 1872 sq.m (20,143 sq.ft)

The ground floor accommodation comprises: a reception; large lounge and dining area; manager's office; kitchen and laundry room; assisted bathroom and WCs; and storage.

First floor: 14 rooms; assisted bathrooms

Second floor: 14 rooms; assisted bathrooms

Third floor: 14 rooms; assisted bathrooms



The image displays four architectural floor plans for the building. The top three plans represent the first, second, and third floors, each showing a symmetrical layout of 14 rooms, assisted bathrooms, and common areas. The bottom plan shows the ground floor, which includes a reception area, a large lounge and dining area, a manager's office, a kitchen, a laundry room, and storage. To the right of the floor plans is a vertical panel containing a 'General Notes' section, a table for revisions, and project information.

No.	Revision/Issue	Date

Project Name and Address
ACORN PARK CAREHOME
Glen Road
GLASGOW
G74 5BL

AS BUILT	Sheet
08/08/2017	001
1:100 @A1	

Opportunity

The building is situated within the residential area and conversion to that use is highly likely subject to Planning Consent. Also the area in yellow on the OS plan, which presently classified as green belt could be further developed, into low density over the long term.

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

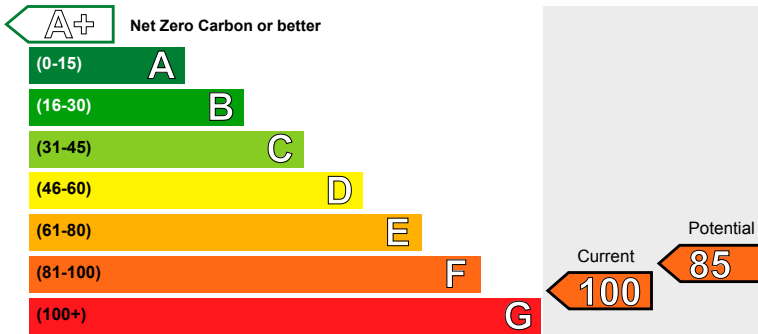
Scotland

Acorn Park Care Home, Glen Road, East Kilbride, Glasgow G74 5BL

Date of assessment:	27 March 2017	Reference Number:	8310-3133-0439-2627-7006
Date of certificate:	31 March 2017	Building type:	Hospitals/Care Home
Total conditioned area:	1703.33m ²	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	576 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy Systems

Building Energy Performance Rating

Excellent



Very Poor

Approximate Energy Use:	328 kWh per m ² per year
Approximate Carbon Dioxide Emissions:	99.66 kgCO ₂ per m ² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 61 (E)

Recommendations for the cost-effective improvement of energy performance

1. Review heating setpoints as these seem high.
 2. Upgrade tungsten halogen lighting to LED.
 3. Install PIR occupancy sensing and photoelectric lighting controls.
 4. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Offers

Our clients are seeking offers for the site of £695,000 for the heritable interest in the property.

Further information or viewing on the sale, please contact:

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