

# Drumclay Care Home



## Investment Highlights

- Established Experienced Operator.
- Prices from £71,950.
- Specialises in Nursing and Dementia Care.
- 50 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.



## 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 HOMES SECTOR  
IS WORTH AROUND £15.9  
BILLION A YEAR IN THE UK**

# The Care Home

Situated in the popular summer destination of Enniskillen with its beautiful waterside setting, Drumclay Care Home was built in the 1980's and specialises in nursing and dementia care. Currently overseen by the NHS, the care home consists of two floors with the majority of the accommodation located on the ground floor along with ancillary service areas and the kitchen. The lower ground floor provides five bedrooms and also features the laundry room along with the passenger lift to take you to the floor above. The home occupies a generous sized plot and a lovely large garden with views over the loch.



# Location

Enniskillen is the County town of Fermanagh and is located approximately 80 miles (129km) south west of Belfast and 52 miles (84km) south west of Derry city. The town benefits significantly from cross border trade and a strong tourism industry. The town had a population of 13,790 in the 2011 census.

Drumclay Care Home is located 1 mile (1.6km) north of the town centre on the Drumclay Road which is just off the A32 Irvinestown Road. The site overlooks Race Course Lough and is situated in an established and popular residential locality.



## 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?

15 Drumclay Road, Enniskillen, Co. Fermanagh, BT74 6NG

### 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 125%.

### Is the sale handled by NI 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 number of 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.



For further information contact:

**the overseas investor**

E: [info@theoverseasinvestor.com](mailto:info@theoverseasinvestor.com)

[www.theoverseasinvestor.com](http://www.theoverseasinvestor.com)

Mob/WhatsApp: +444 777 174 2047

## 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 assume 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.

You acknowledge that developers reserve the right to alter plans, designs and specifications at any time without prior notice. We therefore will not be responsible for such changes. All descriptions are intended only as a general guide and are not to be relied upon by you or any other interested parties as a statement or representation of fact and you should satisfy yourself by inspection or otherwise.

We have endeavoured to provide the highest quality information, backed up by substantial experience and proven evidence from the marketplace. However, individual interpretation of information may vary, and individual circumstances, skills, abilities, knowledge and attitude play an important part in achieving a particular outcome.

In addition, the future behaviour of the property market may not follow past experience, either, internationally, nationally or locally. For this reason we do not warrant, guarantee or promise that you will make a profit from any property transaction entered into, whether as a result of acting on information contained within this document or otherwise. As with any purchase, this may make a loss. We are not authorised and regulated by the Financial Conduct Authority (FCA) and as such is not permitted to offer financial advice about investments, be they regulated or unregulated.

We do not offer Financial Advice. In case of queries or doubt you should consult an FCA regulated Independent Financial Advisor (IFA).