

# Care Home Investment Opportunity in North West England

 | Penwortham Grange & Lodge Care Home,  
Preston, PR1 9HL



# INVESTMENT SUMMARY



**Opportunity to acquire the freehold interest of a purpose-built care home let to Orchard Care Homes, in the desirable suburb of Preston, Penwortham.**

- Purpose-built 86 bed care home, benefiting from 100% en-suite wetroom provision and a wide range of onsite communal amenities including lounges, gardens and specialist dementia facilities
- Located in Penwortham, a suburban town approximately 10 minutes from Preston, with strong local road connectivity and access to the wider Lancashire region
- Operated by Orchard Care Homes providing residential, dementia and respite care services
- 35-year FRI lease expiring 10<sup>th</sup> October 2042, providing 16.3 years of index linked income
- Passing rent of £429,281 per annum, equating to a low £4,992 per bed
- The rent is subject to annual upwards only RPI linked rent increases
- Significant undersupply of wetroom beds in the catchment area
- CQC 'Good' (October 2024)
- Penwortham Grange & Lodge Care Home has a carehome.co.uk rating of 9.6/10
- EPC rating B32



## Proposal

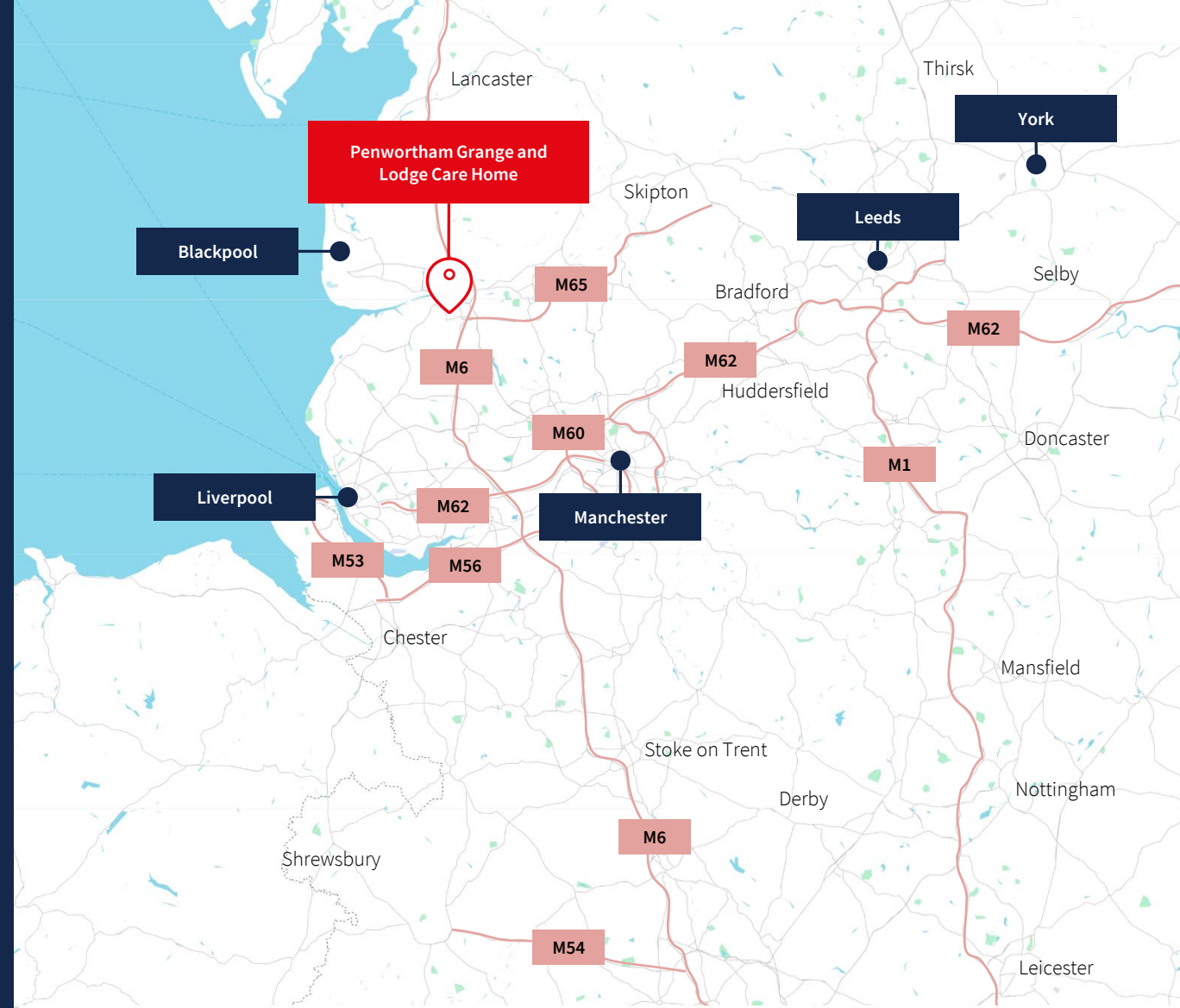
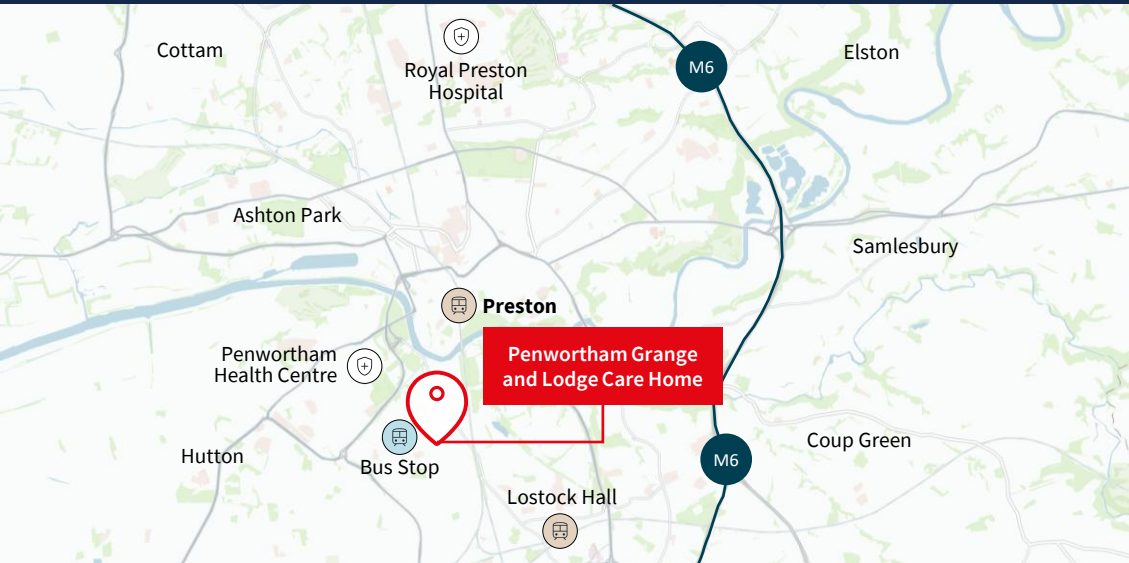
We are seeking offers in excess of **£4,900,000** (Four Million and Nine Hundred Thousand Pounds) reflecting a **NIY of 8.20%**, assuming purchaser's costs of 6.58%. This equates to **c.£57,000 per bed**.

# LOCATION & SITUATION

Situated within the suburban setting of Penwortham, the location offers an attractive balance of tranquillity and strong regional connectivity. Known for its residential character and proximity to the city of Preston, the area offers a leafy quiet residential setting within a 10-minute drive to Preston as well as easy access to the wider Lancashire region.

Penwortham benefits from a well-established local community and a range of amenities. The town offers a variety of local shops, cafes, pubs, parks, primary schools and healthcare facilities, contributing to a well-supported and self-sufficient community setting. The care home is situated in a predominantly residential area, characterised by green spaces and a peaceful environment, making it well-suited for care provision.

Regular bus services operate through Penwortham, including 150 metres from the subject property, ensuring ease of movement for visitors and staff to nearby suburbs and towns.



The site benefits from excellent transport links and access to major highways. The nearby A59 provides direct access to Preston, as well as connecting to the M6 and M65 motorways, placing key regional centres such as Manchester, Liverpool, Blackpool and Lancaster within convenient reach.

# DEMOGRAPHICS

The demographics of the local catchment area are characterised by strong care home demand, due to a chronic undersupply of futureproofed wet room beds within the catchment. Below, we highlight some key statistics from a 15-minute drivetime from the home.



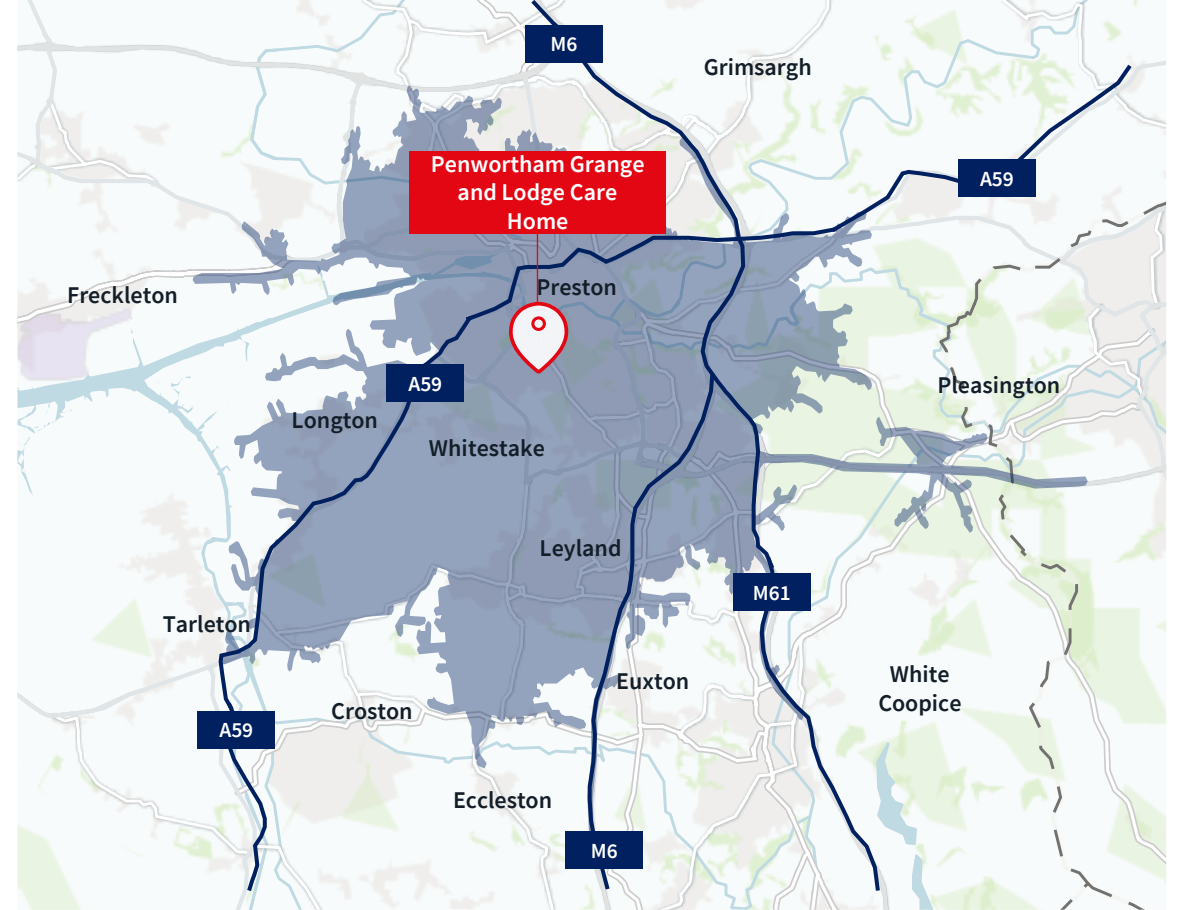
Total population of 268,242 of which, it is estimated that 6,438 people are aged 85 or older.



Current undersupply of 1,203 wet room beds. This is projected to increase further due to a **limited development pipeline** in conjunction with an ageing population.



Only 15% of care homes in the catchment were first registered post-2000. This signals a lack of high-quality modern care accommodation to meet future demand.



# DESCRIPTION

## Property Description

Constructed in 2007, Penwortham Grange and Lodge comprises a modern purpose-built home offering residential and dementia care, with a total of 86 bedrooms arranged over three floors. All rooms offer spacious accommodation and benefit from 100% en-suite wetroom provision.

The home is split into 44 bedrooms within Grange (22 rooms across ground and first floor) and 42 bedrooms within Lodge (21 rooms across ground and first floor) along with ancillary accommodation such as laundry, kitchen, staff room and offices located on the second floor. Residents have access to a range of onsite communal areas including quiet lounges, dining rooms, and an on-site multi-faith chapel.

The care home has several external areas surrounding the property and secure internal courtyard areas accessible via the communal lounges/ conservatories as well as some of the bedrooms on the ground floor. To the front of the property, there is parking for 17 vehicles.

The property measures a total gross internal area of 3,360 sq m, equating to c.40 sq m per bed, and occupies a site extending to approximately 1.0 acre.

## Specification Includes:



86-bedroom nursing home



Purpose Built in 2007



17 allocated on-site parking spaces



100% en-suite wetroom provision

The Freehold interest is held under title number LAN26596. Indicative site outline below.



# OCCUPATIONAL LEASE



## Tenant Overview

Orchard Care Homes are an established provider with over 15 years experience. They have 23 homes concentrated in the Midlands and North of England providing residential, nursing and short-term respite care to over 1,200 residents.

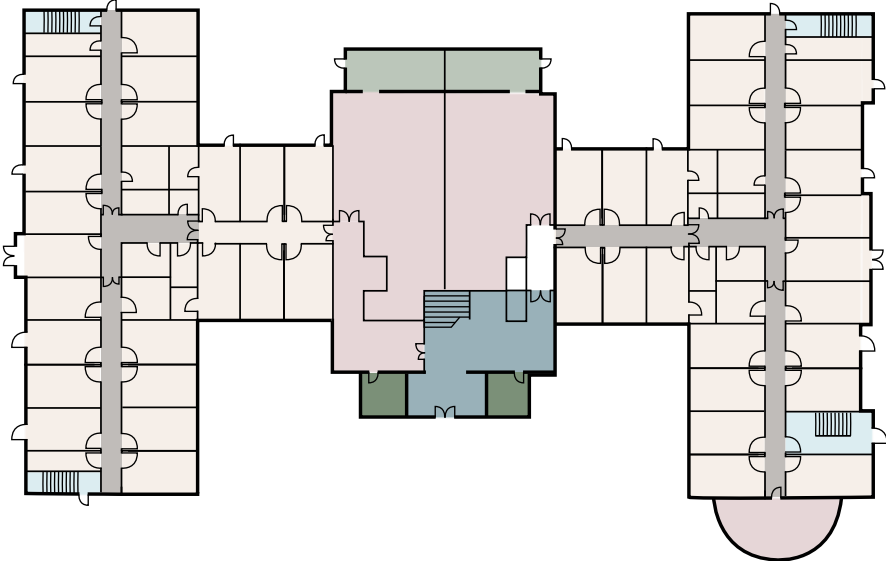
In 2015 Alchemy Partners acquired Orchard Care Homes' operating company to support its growth and restructuring. Since Alchemy's acquisition, Orchard has become a leading operator in providing complex nursing care to residents in the Midlands and North of England. The group has an average carehome.co.uk score of 9.4/10 and a 100% 5 Star FSA Rating.

In April 2026, Orchard Care Homes rebranded to Orchard Healthcare Group to reflect its focus on complex needs and specialised care. Orchard Healthcare is led by CEO Hayden Knight.

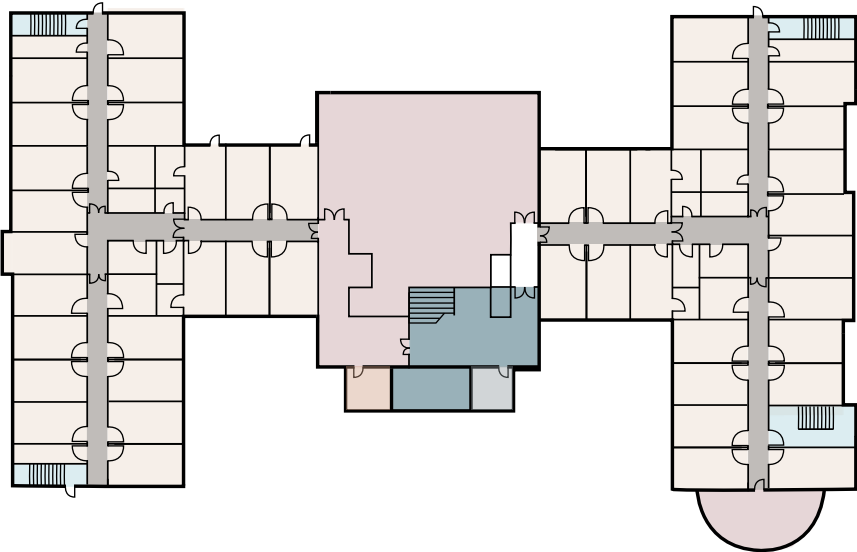
<b>Tenant</b>	Orchard Care Home.com (6) Limited (06881997)
<b>Guarantor</b>	Orchard Residential Care Limited (10907041)
<b>Contractual Term</b>	From 11 <sup>th</sup> October 2007 for 35 years, expiring 10 <sup>th</sup> October 2042
<b>Unexpired Term</b>	16.3 years (as of June 2026)
<b>Passing Rent</b>	£429, 281 p.a. (equating to £4,992 per bed)
<b>Repairing &amp; Redecoration</b>	Tenant has full repairing and redecoration obligations. External redecoration required on each third anniversary of the lease commencement date. Internal decoration required in every fifth year of the term from the lease start. The tenant must decorate externally and internally in the last three months of the contractual term
<b>Insurance</b>	Landlord to insure (Tenant to reimburse)
<b>Alienation</b>	Assignment: Permitted with Landlord consent (not unreasonably withheld), subject to no diminution in market value  Group Sharing: Permitted with Group Companies on terms that no interest/rights created and occupation ends if company ceases to be Group Company
<b>Alterations</b>	No alterations without Landlord consent (not to be unreasonably withheld). Demountable partitions may be installed, altered or removed without Landlord consent
<b>Permitted Use</b>	Care home for the elderly under the Care Standards Act 2000. Change of permitted use is permitted with prior landlord consent (not to be unreasonably withheld or delayed)
<b>Rent Review</b>	Annual RPI linked increases (minimum uplift of 2.50%, maximum uplift of 5.00%)

# INDICATIVE FLOOR PLANS

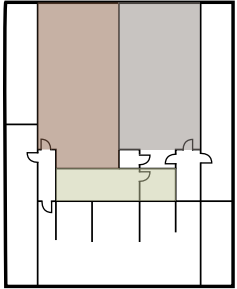
Ground Floor



First Floor



Second floor



- |                       |                      |             |              |               |            |        |
|-----------------------|----------------------|-------------|--------------|---------------|------------|--------|
| Lodge - Dementia Care | Grange - Residential | Stairwell   | Conservatory | Lounge/Dining | Reception  | Office |
| Corridors             | Hairdressers         | Family Room | Kitchen      | Laundry       | Staff room |        |

## FURTHER INFORMATION

### Data room

Access to the data room is available on request. Information includes:

- Photographs
- Lease
- Title information
- EPC
- CQC report

### VAT

It is understood that the property is not elected for VAT. It is intended to treat the transaction as a transfer of a going concern.

### EPC

EPC rating B43.

### Title

The Freehold property interest is held under title number LAN26596

### Process

All enquiries are to be addressed directly to the vendor's agents, JLL.

Under no circumstances are any queries to be raised with the operator. Please note that no visits are permitted unless arranged via JLL.

JLL will confirm further process details in writing to interested parties.

### Proposal

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## CONTACT

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