

For Sale as a Going Concern

Leabrook Lodge Ltd (In Administration), Domiciliary Care Business & Retirement Village, Meadowbrook Court, Gobowen, Oswestry, SY10 7JY

Highlights

- Retirement village for people aged over 65, offering domiciliary care, personal care and reablement, together with 24-hour integrated support
- Freehold interest includes retirement village comprising 60 bungalows, each sold to residents on a separate long lease
- Passing ground rent is £100 per bungalow (£6,000 p.a.), increasing by £50 every 25 years. Additional fees are chargeable on assignments and leasehold extensions
- Estate service charge with a current annual budget of £421,200
- Additional care packages in place providing approximately 52 hours per week for 2026
- Located adjacent to Meadowbrook Care Home and The Robert Jones & Agnes Hunt Hospital



Business

Leabrook Lodge Ltd (the Company) provides estate management maintenance services and 24-hour emergency support along with tailored care plans as required by the residents.

The core estate services are recharged to residents through the service charge. The current service charge budget for 2026 is £421,200, reflecting £585 per bungalow per month. The budget includes management fees and the costs associated with the following direct employees:

Number of employees	Role
1	Registered Manager/Director of Health
1	Groundsman
1	Office Administrator/Care Assistant
3	Cleaners
7	Care Assistants

The business and assets are offered for sale on behalf of the Joint Administrators of Leabrook Lodges Limited. The Joint Administrators offer no representations, warranties or guarantees associated with this business, property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

In addition to the service charge, individual care packages are provided to the residents based on their specific needs. A summary of the average care provided under these packages for the last 3 years is provided below:

Year	Average (hrs/week)
2024	19.75
2025	22.25
2026 (to 31st Oct)	51.70

The Company is CQC registered for the provision of personal care to adults over the age of 65. The last inspection was undertaken in April 2023 with an overall rating of ‘requires improvement’. Further information is available via the CQC website.

Property

The Company owns the freehold interest in Meadowbrook Court under title numbers SL50011, SL92215, SL64575 and SL107073.

The property includes a nursing station, administration office, several storerooms and a communal lounge, together with two separate family bedrooms available to rent.

It also includes the freehold reversionary interest in 60 bungalows, currently subject to individual long leases. The leases run for 100 years from 1 April 1992, with approximately 66 years unexpired at a passing ground rent of £100 p.a. (£6,000 p.a in total), increasing by £50 every 25 years.

The extent of the property is outlined in red on the below plan.



VIEWINGS

By way of prior arrangement only.

FURTHER INFORMATION

Additional information including EPC's is available upon request.

PROPOSAL

Offers are invited for the business and freehold property on an informal tender basis with an initial offer deadline of 4th December 2026.

VAT

TBC

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Chris Davies

+44 (0)949 375 722

chris.davies@watling.com

WATLING REAL ESTATE