

On the Instructions of the Joint Administrators of the Carlauren Group

Portfolio of Properties - For Sale

The Portfolio consists of 20 individual properties detailed below. There ARE 9 former care homes and 11 Hotels 5 of which were trading up until the imposition of COVID-19 lockdown restrictions.

In each case all or a number of the care or hotel rooms have been sold to investors on 125 year, leases and the sale of the freehold is subject to these. Full details on application.

Former Care Homes

Eton House – Former 18 bed care home refurbished and used as Express Hotel (CLOSED)

Tyndale Court – Former 19 bed care home refurbished and used as Express Hotel (CLOSED)

Rosewell Care Home – Former 94 bed care home, closed since 2017. In poor condition

Millpond View Hayle – Former 24 bed care home, closed since 2017. In very poor condition

Highnam Hall Hartlepool – Former 32 bed care home closed in 2015. In poor condition.

Clinton House St Austell – Former 48 bed care home closed in 2016. In poor condition

Dartmouth House Paignton – Former 37 bed care home part refurbished (CLOSED)

The Shires Sutton in Ashfield – Former 46 bed care home closed in 2018. In poor condition.

Hurst Manor Martock - Former 36 care home closed in 2016 part refurbished (CLOSED)

Hotels

The Auckland House Shanklin – 26 en-suite rooms with restaurant. Recently refurbished (CLOSED)

The Ocean Hotel Sandown – Former 97 bed Hotel part renovated with adjacent PH and 5 retail units

The Parkbury Broadway – Hotel with 40 rooms. Needs refurbishment. Closed since 2018

Balmoral Hotel Bridlington – Hotel with 34 rooms. Purchased in March 2019 (CLOSED)

The Coppice Hotel Torquay – 35 en-suite rooms, indoor/outdoor swimming pools (CLOSED)

The Bancourt Hotel Torquay – 42 en-suite rooms, purchased in March 2019 after fire (CLOSED)

Lambert Manor – 36 en-suite rooms with 5 lodges and swimming pool closed since March 2020.

The Dean Valley Manor Lydney – 22 en-suite rooms, 5 lodges and swimming pool (CLOSED)

The Headway Hotel Morecambe – 54 en-suite rooms, closed since December 2019

The Arbour Hotel Barmouth – 35 en-suite rooms hotel, with managers flat, closed since March 2020

New Hacketts Hotel Blackpool – 100 rooms hotel, closed for 2 years – Fire damage and derelict

Full details are available on application to SIA Group - Contact either

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