

20% BMV | 15 Site Freehold Care home Portfolio | 236 Beds | Long-Term Inflation-Linked Income | Strike £15,084,000

OFF-MARKET INVESTMENT OPPORTUNITY

UK CQC-REGULATED CARE HOME PORTFOLIO

15 Freehold Care Sites | 236 Beds | Long-Term Inflation-Linked Income

Receiver Property Stock (RPS) is pleased to present an exceptional opportunity to acquire a substantial portfolio of **15 CQC-regulated care properties** located across England and Wales.

This institutional-quality portfolio comprises **236 registered care beds** across a geographically diversified collection of freehold assets, all let on **long-term Full Repairing & Insuring (FRI) leases** to an established operator with an impressive **22-year trading and payment history**.

The investment provides investors with immediate income commencing just **one month following completion**, together with **CPI-linked rental growth**, long lease security and the defensive characteristics associated with the UK's healthcare sector.

Opportunities to acquire diversified portfolios of this quality, combining freehold ownership, inflation protection and strong income security, remain extremely limited within the current market.

Investment Highlights

- **Off-Market Opportunity**
 - **15 Freehold CQC-Regulated Care Properties**
 - **236 Registered Care Beds**
 - **Individual Assets from 4 to 49 Beds**
 - **Asking Price: £15,084,000**
 - **Passing Rent: £1,360,752 per annum**
 - **Average Net Initial Yield: 9.27%**
 - **25-Year Full FRI Leases (14 assets)**
 - **50-Year Full FRI Lease (1 asset)**
 - **CPI-Linked Rent Reviews**
 - **Income Commencing One Month After Completion**
 - **Established Operator with 22-Year Credit History**
 - **Fully Diversified UK Portfolio**
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Investment Overview

Number of Properties	15
Total Beds	236
Tenure	Freehold
Asking Price	£15,084,000
Annual Passing Rent	£1,360,752
Average Yield	9.27%
Lease Structure	Full FRI
Rent Reviews	CPI Linked
Operator Track Record	22 Years

Portfolio Breakdown

Lincolnshire	34	£210,000	9.00%
Wales	40	£295,000	9.00%

Hartlepool	4	£13,512	9.18%
Hartlepool	6	£23,400	9.00%
Middlesbrough	12	£95,000	9.50%
Stockton-on-Tees	18	£120,000	9.00%
Redcar	4	£17,832	9.50%
Redcar	6	£20,748	9.50%
Hartlepool – Ellison Street	4	£13,832	9.50%
Saltburn-by-Sea	6	£20,280	9.66%
Scarborough	9	£33,400	9.09%
Scarborough	20	£82,000	9.50%
Scarborough	18	£100,000	9.50%
Project X	49	£295,000	

Healthcare real estate has become one of the UK's strongest-performing alternative property sectors due to increasing demand driven by demographic change, ageing populations and continued pressure on local authority and NHS services.

Unlike traditional commercial investments, regulated care assets benefit from resilient occupational demand and typically experience significantly lower vacancy risk where operated by experienced providers.

This portfolio offers investors:

- Immediate contracted income
 - Long-term inflation protection through CPI-linked reviews
 - Full repairing and insuring leases minimising landlord obligations
 - Freehold ownership across every asset
 - Diversification across multiple regions
 - Defensive healthcare sector exposure
 - Attractive income yield significantly above many institutional alternatives
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Lease Security

The portfolio has been structured to provide investors with long-term income certainty.

Every property is let on a **Full Repairing & Insuring lease**, transferring the majority of operational and maintenance liabilities to the tenant.

Key lease features include:

- 25-Year Lease Terms
- One 50-Year Lease
- CPI Linked Rent Reviews
- Tenant Responsible for Repairs & Maintenance
- Strong Established Operator
- 22-Year Credit & Trading History
- Income Commencing One Month Following Completion

This structure creates a highly passive investment profile suitable for family offices, funds, institutional investors and income-focused private capital.

Financial Performance

Purchase Price: £15,084,000

Contracted Rental Income: £1,360,752 per annum

Portfolio Yield: 9.27%

The combination of long-term lease security, inflation-linked growth and strong initial income provides investors with an attractive balance of immediate cash flow and long-term capital preservation.

Investment Rationale

The UK healthcare property sector continues to benefit from:

- Growing elderly population
- Increasing demand for specialist supported accommodation
- Limited supply of quality regulated care facilities
- Government-backed healthcare demand
- Long-term operational resilience
- Strong institutional appetite for healthcare real estate

Assets of this nature are increasingly sought after due to their ability to deliver secure inflation-linked income while maintaining defensive characteristics during wider economic uncertainty.

Conclusion

This represents a rare opportunity to acquire a diversified portfolio of **15 freehold CQC-regulated care properties** producing **£1.36 million of contracted annual income** with an attractive **9.27% portfolio yield**.

Supported by long-term FRI leases, CPI-linked rental growth and an experienced operator with a proven 22-year trading history, the portfolio provides investors with a compelling blend of secure income, inflation protection and long-term capital resilience.

For investors seeking high-quality healthcare real estate with strong cash flow fundamentals, this portfolio offers an exceptional off-market acquisition opportunity

Estimated Market Value: £18,100,000

Guide Price: £15,084,000

Annual Income: £1,360,752

Portfolio Yield: 9.27%

BMV: c20%

Tenure: Freehold

Status: Strictly Off Market