30% BMV | 3 x Site Care Portfolio Across Northamptonshire, Worcestershire & Essex | EBITDA £650k

3 Freehold Care Homes | 59 Beds | £3.4m Turnover | £650k EBITDA

Investment Opportunity

An off-market opportunity to acquire a portfolio of three operational care homes, all currently owned and operated through the same limited company.

The portfolio comprises 59 registered beds across Northamptonshire, Worcestershire and Essex, with reported combined turnover of approximately £3.4m and EBITDA of approximately £650k.

The vendor is seeking approximately £5.7m for the complete portfolio, compared with stated/assumed bricks-and-mortar market value of approximately £6.0m.

The opportunity is particularly interesting because it provides several potential acquisition strategies:

- Acquisition of the complete PropCo/OpCo
- Acquisition of the freeholds with the existing operator retaining the operating businesses
- Freehold sale and long-term leaseback to the current operator
- Individual acquisition of selected homes
- Potential future development/expansion at Higham and Shenstone

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Portfolio at a glance

Asset	Beds	Asking Price	£/Bed	Key Opportunity
Higham House, Rushden	**26 → potential 33**	**£2.30m**	**£88.5k**	**Nursing + expansion**
Shenstone House, Worcestershire	**25**	**£2.00m**	**£80.0k**	**Strong property/BMV + 1.5-acre site**

Roxy Avenue, Romford	**8**	**£1.70m**	**£212.5k**	**Specialist mental-health provision**
Total	**59**	**£5.70m**	**£96.6k**	**Property + OpCo + development upside**

The portfolio also contains three established operating businesses.

The £650k EBITDA provides a separate potential source of value, although the OpCo cannot simply be added to the £6m property value without first establishing whether the £650k EBITDA is stated before or after a market property rent.

For preliminary investment purposes, applying an indicative 7–8× multiple to £650k maintainable EBITDA gives:

£4.55m–£5.20m indicative OpCo value

This is a preliminary range only and should be recalculated following EBITDA normalisation and a market-rent assessment.

Therefore, on a purely illustrative basis:

Freehold value: £6.0m

Indicative OpCo value: £4.55m–£5.20m

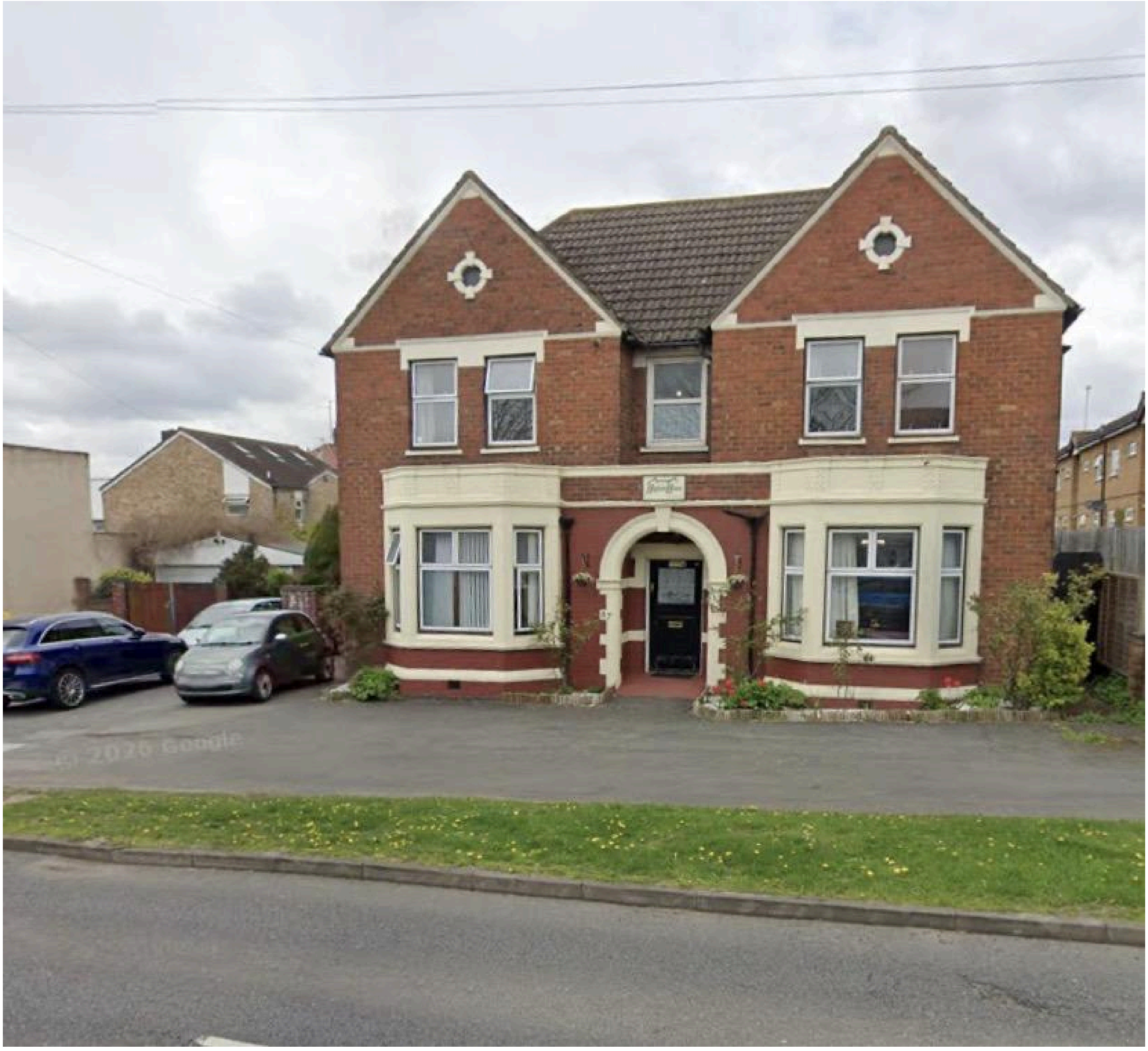
Indicative combined economic value: £10.55m–£11.20m

Against a £5.7m acquisition price, this suggests a substantial potential discount.

Property value + market rent + maintainable OpCo EBITDA + development value.

Properties

Higham House - Rushden



87 Higham Road, Rushden, Northamptonshire NN10 6DG

26-bed nursing home

Agreed Strike: £2,300,000

£88,500 per existing bed

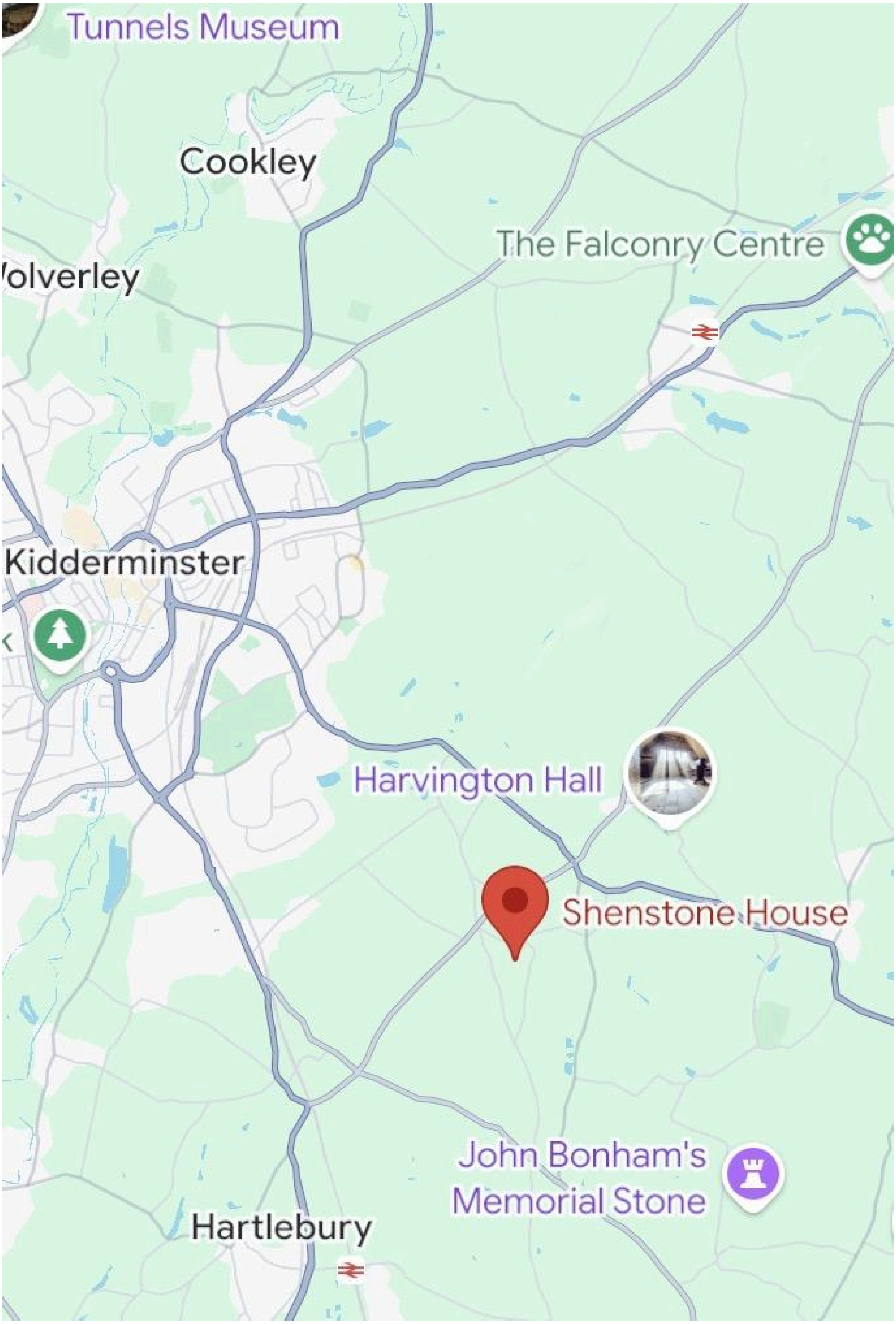
The vendor indicates scope for an additional seven beds, potentially taking capacity to approximately 33.

The current CQC registration is with Golden Nest Carehomes Limited. CQC records the current service as registered from July 2025 and states that it has not yet inspected the current provider. The current registration permits up to 30 service users, so the stated 33-bed expansion should be treated as a planning/regulatory opportunity rather than assumed capacity at acquisition. ([Care Quality Commission]())

The combination of nursing provision, existing operation and potential additional capacity provides a clear value-creation opportunity.

Indicative acquisition target £2,000,000

Shenstone House, Kidderminster


Tunnels Museum
Cookley
Wolverley
The Falconry Centre
Kidderminster
Harvington Hall
Shenstone House
John Bonham's
Memorial Stone
Hartlebury

Shenstone, Kidderminster, Worcestershire DY10 4DH

25-bed residential care home with nursing registration

Vendor asking price: £2,000,000

£80,000 per bed

Shenstone House is currently operated by Golden Nest Carehomes Limited and is registered for a maximum of 25 service users. CQC currently records the service as Good. (Care Quality Commission)

The reported approximately ps potentially the most interesting property feature and warrants a full planning review.

Highlights

- Good CQC status
- Established trading history
- Underlying freehold
- Significant site area
- Potential additional development
- Potential long-term care investment/leaseback

Indicative acquisition target £1,700,000

Potentially the strongest individual BMV/property opportunity.

ROXY AVENUE — ROMFORD

54 Roxy Avenue, Romford, Essex RM6 4AY

8-bed purpose-built specialist care property

Strike price: £1,700,000

£212,500 per bed

The property was purpose-built for specialist provision for mental-health service users, meaning the critical valuation variables are:

- Weekly placement fees
- Occupancy
- Funding source
- Contract length
- Staff costs
- EBITDA
- Specialist demand
- Operator covenant
- Alternative-use potential

Investment angle

Potentially attractive specialist-care unit.

Indicative acquisition target £1,500,000

OpCo

Home	Beds	Illustrative EBITDA	7× Value	8× Value
Higham	**26**	**£286k**	**£2m**	**£2.29m**
Shenstone	**25**	**£275k**	**£1.92m**	**£2.20m**
Roxy	**8**	**£88k**	**£0.62m**	**£0.70m**
Total	**59**	**£650k**	**£4.55m**	**£5.20m**

OMV: £10,550,000

£3.4m reported turnover

£650k reported EBITDA

BMV: 50%

Strike: £5,700,000

Indicative Acquisition: £5,200,000