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Care Home Buying Checklist: Key Property Considerations

General Notice

1. This checklist is intended as a general guide to the key property considerations when buying a care home and should not be relied upon as legal advice. Every transaction is different, and the issues arising will depend on the specific property and circumstances.
2. If you have any questions about buying a care home or require advice on any aspect of the property due diligence process, please contact our Commercial Property team on 0161 941 4000 or email lawyers@myerson.co.uk. A member of our team will be happy to assist you.

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Area	Checklist	✓
Finding the Right Property	Is the building suitable for delivering regulated care services?	☐
	Does the layout provide appropriate bedrooms, communal areas and support facilities?	☐
	Are there any structural or physical constraints that could limit alterations or extensions?	☐
	Is the location accessible for residents, visitors and staff?	☐
	Has a building survey been carried out?	☐
	Is there scope to modernise, reconfigure or increase capacity in the future?	☐
Title Investigation	Has the property's legal title been fully investigated?	☐
	Are the property boundaries clearly defined?	☐
	Does the property benefit from all necessary rights of way and service rights?	☐
	Are there any restrictive covenants affecting the use of the property or future development?	☐
	Are there any easements or third-party rights that could affect the use of the property	☐
	Have any title defects been identified and appropriately addressed?	☐
Leasehold Considerations (if applicable)	Is there sufficient time remaining on the lease?	☐
	Is the lease acceptable to lenders?	☐
	Is landlord consent required for the transaction?	☐
	Are there any change of control provisions?	☐
	Have the rent deposits and guarantees been reviewed?	☐
	Has any potential dilapidations liability been assessed?	☐



Planning Due Diligence	Does the property benefit from the correct planning permission for use as a care home?	☐
	Have all extensions and alterations received the necessary planning and building regulation approvals?	☐
	Are there any outstanding planning enforcement notices or breaches?	☐
	Are there any restrictions affecting future expansion or redevelopment?	☐
Searches	Have the local authority, water and drainage, environmental, highways and chancel searches been completed?	☐
	Are there any flood risk concerns?	☐
	Are there any contamination or environmental liabilities?	☐
	Is the property connected to appropriate utilities?	☐
	Does the property have adequate rights to use access roads and service infrastructure?	☐
Regulatory & Compliance Checks	Has the CQC rating and compliance history been reviewed?	☐
	Does the property comply with health and safety requirements?	☐
	Are fire safety measures up to date?	☐
	Has asbestos management been addressed where required?	☐
	Are there any outstanding compliance notices from the local authority, CQC or fire authority?	☐
Transaction & Funding Matters	Have all lender requirements been satisfied?	☐
	Have appropriate contractual protections or price adjustments been agreed?	☐
	Are any third-party consents required before completion?	☐
	Are there any outstanding conditions that must be satisfied before exchange or completion?	☐

