



PERSEUS
— LAND & DEVELOPMENTS —



Healthcare Site Requirements
2021

Substantial funding available from Barwood Capital, for land to provide care homes and senior housing



Requirements

- Care Homes - 1.0 to 2.0 acres
- Senior Living - 0.5 acres to 10.0 acres
- Subject to planning or unconditional
- Locations throughout the UK - please see Target Towns List
- Acquisitions up to £10.0m

Key Planning Benefits

- Meets a demonstrable need within the local community
- Good employment generator
- Releases family housing stock locally
- Often exempt from CIL and affordable housing contributions
- Reduces bed blocking in local hospitals

Types of Opportunities We Acquire

- Former hotels
- Out-of-Town retail sites on the edge of residential areas
- Garden centres/nurseries.
- Sites in the Green Belt with existing building footprint or an allocation for development
- Residential sites with or without consent for circa ten units plus
- Neighbourhood centre sites or parts thereof
- Single houses occupying large plots
- Public houses occupying large plots
- Former car showrooms
- Existing office and industrial sites on the edge of residential areas
- Former care homes.

We are happy to retain agents, with fees entirely negotiable on a case-by-case basis.

Recent Acquisitions - Examples



Guildford – Ashley House

- 1.2 acres
- Proposed 64-bedroom care home
- Existing 33 bedroom care home on site
- Unconditional purchase



Wallington – Woodcote Green

- 1.65 acres
- Proposed 70 bedroom care home
- The site forms part of the larger Woodcote Green Garden Centre complex
- The existing site is single storey nursery buildings and glass houses, next to an operational garden centre
- STP purchase



Selsey – Manor Road

- 1.18 acres
- Planning granted for a 70-bedroom care home
- Development forms part of a neighbourhood centre with an Asda Superstore, Petrol Filling Station and Costa Coffee
- The existing site is currently greenfield land
- STP purchase



Weybridge – Seven Hills

- 4.23 acres
- Planning granted for a 64-bedroom care home
- The existing site is made up of developed brownfield land
- Previously a Wyevale Garden Centre
- Unconditional purchase



Ashbourne – Leys Farm

- 1.97 acres
- Proposed 64 bedroom care home and 9 residential dwellings
- The site is located just to the south of Ashbourne town centre
- The existing site is currently a vacant farmhouse and courtyard buildings
- Unconditional purchase

Previous schemes delivered by the Perseus team



Cambridge - Arlington Manor

- 1.75 Acres
- 82 bedroom care home
- Part of mixed use development including extra care housing & housing development by Crest Nicholson
- Formerly industrial cold store



Derby - Bluebell Park

- 1.1 acres
- 72 bedroom care home
- Part of local centre within development by Barratt David Wilson
- Formerly vacant land



Lincoln - Tennyson Wharf

- 1.3 Acres
- 76 bedroom care home
- Adjacent to David Lloyd, family pub and waterside housing
- Formerly vacant land allocated for development



St Neots - Nelsons Lodge

- 1.5 Acres
- 78 bedroom care home
- Within a new housing development by Bellway Homes
- Formerly brownfield industrial land allocated for development



Bedford - West Kempston

- 1.5 acres
- 76 bedroom care home
- Adjacent to neighbourhood centre & new housing by Barratt David Wilson
- Formerly vacant land allocated for development

Target Towns List

KEY: ● Top Tier Location

● Second Tier Location

● Third Tier Location

Bedfordshire

Bedford (North & Central)

Flitwick
Leighton Buzzard
Sandy

Berkshire

Binfield
Bracknell
Datchet
Eton
Goring
Hungerford
Langley
Maidenhead
Newbury
Pangbourne
Reading
Sandhurst
Shinfield
Sonning
Taplow
Thatcham
Twyford
Windsor

Birmingham

Bournville
Dickens Heath
Dorridge
Harborne
Hollywood
Kings Norton
Knowle
Monkspath
Northfield
Selly Oak
Shirley
Solihull (North)
Stourbridge
Sutton Coldfield

Bristol

Brislington
Cotham
Clifton
Hanham
Henleaze
Keynsham
Long Ashton
Longwell Green
Oldland
Redlands
Southmead
St Andrews
Westbury
Whitchurch

Buckinghamshire

Amersham
Beaconsfield
Bourne End
The Chalfonts
Chesham
Chinnor
Denham
Farnham Royal
Gerrards Cross
Great Missenden
Hazlemere
High Wycombe
Iver
Langley
Loudwater
Maidenhead
Marlow
Princes Risborough
Slough
Wendover
Woburn

Cambridgeshire

Duxford
Cambridge
Cambourne
Ely

Sawston
St Neots
St Ives

Channel Islands

St Brelade
St Hellier
St Peter Port

Cheshire & Wirral

Alderley Edge
Chester
Cuddington
Heswall
Holmes Chapel
Hoylake
Knutsford
Lymm
Nantwich
Neston
Sandbach
Tarporley
Wilmslow

Cumbria

Ambleside
Kendal
Keswick
Ulverston
Windermere

Derbyshire

Bakewell
Belper
Derby - Chellaston
Duffield
Little Eaton
Melbourne

Devon

Dartmouth
Honiton
Ilfracombe
Ivybridge
Kingsbridge
Newton Abbot
Salcombe
Sidmouth
Teignmouth
Torbay

Dorset

Blandford
Bridport
Bournemouth
Canford
Corfe Mullen
Gillingham
Highcliffe
Lilliput
Shaftesbury
Sherborne
Sturminster
Swanage
Verwood
Weymouth
Wimborne

County Durham

Darlington - West End
Durham City

East Sussex

Brighton
Crowborough
Falmer
Heathfield
Lewes
Peacehaven
Robertsbridge
Uckfield
Wivelsfield

Edinburgh

Balerno
Colinton
Currie

Duddingston
Gilmerton
Kaimes
Liberton
Morningside
Newington
Oxgangs
Portobello

Essex

Ashingdon
Basildon
Billericay
Buckhurst Hill
Clacton
Chigwell
Colchester (Stanway)
Corringham
Dagenham
Epping
Grays
Great Dunmow
Hadleigh
Harlow
Harold Wood
Hockley
Hornchurch
Loughton
Rochford
Maldon
Mersea Island
Purfleet
Rainham
Rayleigh
Romford
Sawbridgeworth
Shoeburyness
Southend
South Ockendon
Stanford-le-Hope
Theydon Bois
Thundersley
Tilbury
Upminster
Waltham Abbey
Westcliff
Wickford

Glasgow

Bearsden
Bothwell
Clarkston
Giffnock
Kelvinside
Kirkintilloch
Lenzie
Milngavie
Pollokshields
Uddingston
Whitecraigs

Gloucestershire

Bishops Cleeve
Bourton-on-the-Water
Cheltenham (Charlton Kings)
Chipping Campden
Cirencester
Nailsworth
Prestbury
Stow-on-the-Wold
Stroud
Wotton-under-Edge

Hampshire

Aldershot
Alton
Barton-on-Sea
Basingstoke
Baughurst
Brockenhurst
Bordon
Chandler's Ford
Chilworth
Dibden
Eastleigh
Emsworth
Fareham

Fordingbridge
Hartley Witney
Hayling Island
Horndean
Lymington
Lyndhurst
New Alresford
New Milton
Petersfield
Tadley
Westbourne
Winchester
Yateley

Herefordshire

Hereford

Hertfordshire

Baldock
Berkhamsted
Bovingdon
Broxbourne
Cheshunt
Chorleywood
Elstree
Harpenden
Hatfield
Hemel Hempstead
Hertford
Hitchin
Kings Langley
Knebworth
Letchworth
London Colney
Potters Bar
Radlett
Redbourne
Rickmansworth
Stevenage
Tring
Waltham Cross/Abbey
Ware
Watford
Welwyn

Kent

Aylesford
Bexley
Biggin Hill
Bexleyheath
Bromley
Chislehurst
Cranbrook
Dartford
Deal
Edenbridge
Faversham
Gillingham
Gravesend
Hawkhurst
Hildenborough
Longfield
Hythe
Keston
Kings Hill
Orpington
Paddock Wood
Sandwich
Sidcup
Sittingbourne
Staplehurst
Swanley
Tenterden
Tonbridge
West Malling
West Wickham
Westerham

Lancashire

Clitheroe
Chorley
Lancaster
Lytham St Annes
Poulton-Le-Fylde

Target Towns List

KEY: ● Top Tier Location

● Second Tier Location

● Third Tier Location

Leeds

Adel
Alwoodley
Chapel Allerton
Horsforth
Meanwood
Moortown
Rawdon
Roundhay
Weetwood
Yeadon

Leicester

Birstall
Blaby
Bushby
Evington
Knighton
Oadby
Stoneygate

Leicestershire

Ashby-de-la-Zouch

Lincolnshire

Grantham
Lincoln (Central)
Stamford

Liverpool

Childwall
Walton

London (North)

Barnet
Cockfosters
Edmonton
Edgware
Enfield
Finchley
Hadley Wood
Harrow
Hendon
Pinner
Ruislip
Southgate
Stanmore
Winchmore Hill

London (East)

Barkingside
Chadwell Heath
Chingford
Goodmayes
Hainault
Ilford
Newbury Park
Romford
Stratford
Wanstead
Woodford

London (South)

Addington
Beckenham
Bexleyheath
Chislehurst
Bromley
Carshalton
Croydon
Crystal Palace
East Molesey
Eltham
Kingston
Mitcham
Morden
New Malden
Orpington
Teddington
Shepperton
Sidcup
Surbiton
Sutton
Tolworth
Walton-on-Thames
Welling
West Wickham
Worcester Park

London (West)

Ashford
Ealing
Greenford
Eastcote
Harefield
Hayes
Heston
Harlington
Hillingdon
Harmondsworth
Hounslow
Ickenham
Osterley
Northolt
Northwood
Perivale
Ruislip
Southall
Staines
Stanwell
Sunbury
Uxbridge
West Drayton

Manchester

Altrincham
Bowdon
Bramhall
Cheadle
Chorlton
Didsbury
Gatley
Hale Barns
Hazel Grove
Marple
Sale
Timperley
Urmston
Worsley

Merseyside

Birkdale
Blundellsands
Formby
Southport

Norfolk

Burnham Market
Downham Market
Hunstanton
Norwich (Golden Triangle)
Wells-next-the-Sea

Northamptonshire

Brackley
Moulton
Towcester
Olney
Oundle

Northumberland

Berwick-upon-Tweed
Darras Hall
Hexham
Jesmond
Morpeth
Ponteland

Nottingham

Beeston
Edwalton
Mapperley Park
West Bridgford
Wollaton

Nottinghamshire

Southwell

Oxfordshire

Abingdon
Bicester
Chipping Norton
Eynsham
Goring
Kidlington
Lechlade
Oxford

Thame

Twyford
Witney
Woodcote
Woodstock

Scotland (Rest of)

Ayr
Aberdeen (Central)
Bridge of Allan
Dunblane
Falkirk
Helensburgh
North Berwick
Peebles
Perth
St Andrews
Stirling
Troon

Sheffield

Dore
Fulwood
Nether Edge
Ranmoor
Totley

Shropshire

Church Stretton
Ludlow
Market Drayton
Shrewsbury

Somerset

Bath
Bradford on Avon
Nailsea
Shepton Mallet
Glastonbury

Staffordshire

Barlaston
Burntwood
Cannock Chase
Lichfield

Suffolk

Aldeburgh
Bury St Edmunds
Haverhill
Ipswich (North & East)
Long Melford
Newmarket
Saxmundham
Southwold
Sudbury
Woodbridge

Surrey

Carshalton
Caterham
Chipstead
Claygate
Coulsdon
Cranleigh
Dorking
East Horsley
Egham
Epsom
Esher
Ewell
Godalming
Godstone
Great Bookham
Guildford
Haslemere
Hersham
Kingston
Leatherhead
Lingfield
Oxshott
Oxted
Surbiton
Warlingham

Wales

Cardiff
Chepstow

Cowbridge
Monmouth
Mumbles
Tenby

Warwickshire

Alcester
Leamington Spa (North)
Stratford-upon-Avon
Southam
Kenilworth
Henley-in-Arden

West Sussex

Arundel
Billingshurst
Burgess Hill
Crawley
Chichester
Cuckfield
East Grinstead
Ferring
Goring-by-Sea
Hassocks
Haywards Heath
Horsham
Hurstpierpoint
Lancing
Lewes
Pulborough
Rustington
Shoreham-by-Sea
Storrington/West Chilton
The Witterings
Worthing

Wiltshire

Calne
Corsham
Malmesbury
Marlborough
Melksham
Warminster
Westbury

Worcestershire

Alvechurch
Evesham
Malvern
Redditch

Yorkshire (Rest of)

Boston Spa
Guiseley
Harrogate
Hebden Bridge
Ilkley
Otley
Wetherby
Yarm

For a response within 24 hours, please contact Peter Brecknell on 07799 623176

Duncan has acquired, obtained planning consent for and developed some 50 similar projects, so your land introduction is in very capable hands.



Duncan Ford

Managing Director

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Will is a Chartered Surveyor with over 13 years' experience in real estate planning and development, spanning across the care, retirement, residential and commercial sectors. He focuses on the identification and acquisition of land opportunities and has an extensive track record of structuring successful acquisitions, developments and their exits.



William Chambers

Acquisitions Director

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Holly is a Chartered Surveyor and has over 5 years' experience in the real estate sector, focusing on development, investment and asset management in GP surgeries, care homes and retirement living.

Holly joined Perseus in December 2019 and works on new acquisitions and delivery of development projects.



Holly Pullinger

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