



Requirements

- Care Homes - 0.9 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
- In semi-urban/edge of settlement locations

Types of Opportunities We Acquire

- Residential sites with or without consent for circa ten units plus
- Former care homes and sheltered retirement
- Out-of-Town retail sites on the edge of residential areas
- Former hotels and leisure uses
- Neighbourhood centre sites or parts thereof
- Former car showrooms
- Existing office and industrial sites on the edge of residential areas
- C2 outline planning or parts thereof
- Garden centres/nurseries.
- Sites in the Green Belt with existing building footprint or an allocation for development
- Single houses occupying large plots
- Public houses occupying large plots

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



William Chambers

Acquisitions Director
07837 728886
wchambers@perseusland.co.uk



Duncan Ford

Managing Director
07903 388817
dford@perseusland.co.uk



Peter Brecknell

Consultant
07799 623176
pbrecknell@perseusland.co.uk

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

Recent Acquisitions - Examples



Weybridge - Surrey

- 4.23 acres unconditional purchase
- Planning granted for a 64-bedroom care home
- The existing site is made up of previously developed land within the Greenbelt
- Previously a Wyevale Garden Centre



West Malling - Kent

- 1.6 acres STP purchase
- Proposed 70 bedroom care home
- The site is greenfield land with benefit of a car park consent



Selsey – West Sussex

- 1.18 acres STP purchase
- Scheme comprising a 70-bedroom care home, adjoining PFS, Asda supermarket and Costa Coffee
- Previously greenfield land with outline consent for a hotel



Bracknell - Berkshire

- 1.5 acre STP purchase
- Planning granted for 70-bed care home & 55 Residential units.
- Working in parallel with Danescroft, with Perseus leading on the care home element



Witham – Essex

- 4.3 acres STP purchase
- Proposed 70 bedroom care home, 44 Residential units & 3 neighbourhood retail units
- The site forms part of the wider Gershwin Park urban extension



Guildford - Surrey

- 1.2 acres unconditional purchase
- Former 33 bedroom care home
- Planning granted for 64-bedroom care home



Ashbourne - Derbyshire

- 1.97 acre unconditional purchase
- Planning granted for 70-bedroom care home
- The site is located just to the south of Ashbourne town centre
- Previously a farmhouse and courtyard buildings



Battle - East Sussex

- 1.5 acre unconditional purchase
- Two adjoining detached residential properties adjoining Claverham Community College.
- Planning granted for 70-bedroom care home.

Target Towns List

KEY: ● Top Tier Location ● Second Tier Location ● Third Tier Location

Bedfordshire Bedford (North & Central) Flitwick Leighton Buzzard Sandy	St Neots St Ives	Seaford Uckfield Wivelsfield	Barton-on-Sea Basingstoke Baughurst Brockenhurst Bordon Chandler's Ford Chilworth Dibden Eastleigh Emsworth Fareham Fordingbridge Hartley Witney Hayling Island Hordle Horndean Lymington Lyndhurst New Alresford New Milton Petersfield Tadley Westbourne Winchester Yateley
Berkshire Binfield Bracknell Datchet Eton Goring Hungerford Langley Maidenhead Newbury Pangbourne Reading Sandhurst Shinfield Sonning Taplow Thatcham Twyford Windsor	Channel Islands St Brelade St Hellier St Peter Port	Edinburgh Balerno Bruntfield Colinton Currie Duddingston Gilmerton Kaimes Liberton Morningside Newington Oxgangs Portobello Trinity	Herefordshire Hereford
Birmingham Bournville Dickens Heath Dorridge Harborne Hollywood Kings Norton Knowle Monkspath Northfield Shirley Solihull (North) Stourbridge Sutton Coldfield	Cheshire & Wirral Alderley Edge Chester Cuddington Heswall Holmes Chapel Hoylake Knutsford Lymm Macclesfield Nantwich Neston Sandbach Tarporley Wilmslow	Essex Ashingdon Basildon Billericay Buckhurst Hill Chigwell Colchester (Stanway) Corringham Dagenham Epping Grays Great Dunmow Hadleigh Harlow Harold Wood Hockley Hornchurch Loughton Rochford Maldon Ongar Purfleet Rainham Rayleigh Romford Sawbridgeworth Shoeburyness Southend South Ockendon South Woodham Ferrers Stanford-le-Hope Theydon Bois Thundersley Tilbury Tiptree Upminster Waltham Abbey/Cross Westcliff Wickford	Hertfordshire Abotts Langley Baldock Berkhamsted Bovingdon Broxbourne Cheshunt Chorleywood Cuffley Elstree Harpenden Hatfield Hemel Hempstead Hertford Kings Langley Knebworth Letchworth London Colney Potters Bar Radlett Redbourne Rickmansworth Stevenage Tring Waltham Cross/Abbey Ware Watford Welwyn
Bristol Brislington Cotham Clifton Emersons Green Hanham Henleaze Keynsham Long Ashton Longwell Green Oldland Redlands Southmead St Andrews Westbury Whitchurch	Cornwall Truro		Kent Aylesford Bexley Biggin Hill Bexleyheath Bromley Chislehurst Cranbrook Dartford Deal Edenbridge Faversham Gillingham Gravesend Hawkhurst Hildenborough Longfield Hythe Keston Kings Hill Orpington Sandwich Sidcup Sittingbourne Staplehurst Swanley Tenterden Tonbridge West Malling
Buckinghamshire Amersham Beaconsfield Bourne End The Chalfonts Chesham Chinnor Denham Farnham Royal Gerrards Cross Great Missenden Hazlemere High Wycombe Iver Langley Loudwater Marlow Newport Pagnell Princes Risborough Slough Woburn	Cumbria Ambleside Kendal Keswick Ulverston Windermere		
Cambridgeshire Duxford Cambridge Cambourne Ely Littleport Sawston	Derbyshire Bakewell Belper Chapel-en-le-Frith Derby - Chellaston Duffield Little Eaton Marple Melbourne		
	Devon Dartmouth Honiton Ilfracombe Ivybridge Kingsbridge Newton Abbot Salcombe Sidmouth Teignmouth Torbay	Glasgow Bearsden Bothwell Clarkston Giffnock Kelvinside Kirkintilloch Lenzie Milngavie Pollokshields Uddingston Whitecraigs	
	Dorset Blandford Bridport Bournemouth Canford Corfe Mullen Gillingham Highcliffe Lilliput Shaftesbury Sherborne Sturminster Swanage Verwood Weymouth Wimborne	Gloucestershire Bishops Cleeve Cheltenham (Charlton Kings) Chipping Campden Cirencester Nailsworth Prestbury Stow-on-the-Wold Stroud Swindon Wotton-under-Edge	
	County Durham Darlington - West End Durham City	Hampshire Aldershot Alton	

Target Towns List

KEY: ● Top Tier Location ● Second Tier Location ● Third Tier Location

West Wickham Westerham	Morden New Malden Orpington Teddington Shepperton Sidcup Surbiton Sutton Tolworth Walton-on-Thames Welling West Wickham Worcester Park	Nottinghamshire Southwell	Kingston Leatherhead Lingfield Oxshott Oxted Surbiton Warlingham
Lancashire Clitheroe Chorley Lancaster Lytham St Annes Poulton-Le-Fylde Rawtenstall		Oxfordshire Abingdon Bicester Chipping Norton Eynsham Goring Kidlington Lechlade Oxford Thame Twyford Witney Woodcote Woodstock	Wales Cardiff Chepstow Cowbridge Monmouth Mumbles Tenby
Leeds Adel Alwoodley Chapel Allerton Horsforth Meanwood Moortown Rawdon Roundhay Weetwood Yeadon	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	Scotland (Rest of) Ayr Aberdeen (Central) Bridge of Allan Dunblane Falkirk Helensburgh Peebles Perth St Andrews Stirling Troon	Warwickshire Alcester Leamington Spa (North) Stratford-upon-Avon Southam Kenilworth Henley-in-Arden
Leicester Birstall Blaby Bushby Evington Groby Knighton Oadby Stoneygate Wigston		Sheffield Dore Fulwood Nether Edge Ranmoor Totley	West Sussex Arundel Billingshurst Crawley Chichester Cuckfield East Grinstead Goring-by-Sea Hassocks Horsham Hurstpierpoint Lancing Lewes Lingfield Midhurst Pulborough Shoreham-by-Sea Storrington/West Chiltington The Witterings Worthing
Leicestershire Ashby-de-la-Zouch	Manchester Altrincham Bowdon Bramhall Cheadle Chorlton Didsbury Gatley Hale Barns Hazel Grove Marple Sale Timperley Urmston Worsley	Shropshire Church Stretton Ludlow Market Drayton Shrewsbury	
Lincolnshire Grantham Lincoln (Central) Stamford	Merseyside Blundellsands Formby Southport	Somerset Bath Bradford on Avon Glastonbury Nailsea Shepton Mallet Taunton	Wiltshire Calne Corsham Highworth Malmesbury Marlborough Melksham Swindon Warminster Westbury
Liverpool Childwall Woolton	Norfolk Burnham Market Downham Market Hunstanton Norwich (Golden Triangle) Wells-next-the-Sea	Staffordshire Barlaston Burntwood Cannock Chase Lichfield	Worcestershire Alvechurch Evesham Malvern Redditch
London (North) Barnet Cockfosters Edmonton Edgware Enfield Finchley Hadley Wood Harrow Hendon Pinner Ruislip Southgate Stanmore Winchmore Hill	Northamptonshire Brackley Moulton Towcester Olney Oundle	Suffolk Aldeburgh Bury St Edmunds Haverhill Long Melford Saxmundham Southwold Sudbury Woodbridge	Yorkshire (Rest of) Boston Spa Guiseley Harrogate Hebden Bridge Holmfirth Ilkley Ossett Otley Wetherby Yarm York
London (East) Barkingside Chadwell Heath Chingford Goodmayes Hainault Ilford Newbury Park Romford Stratford Wanstead Woodford	Northumberland Berwick-upon-Tweed Darras Hall Hexham Jesmond Morpeth Ponteland	Surrey Bagshot Carshalton Caterham Chipstead Claygate Coulsdon Cranleigh Dorking East Horsley Egham Epsom Esher Ewell Godalming Godstone Great Bookham Guildford Haslemere Hersham	
London (South) Addington Beckenham Bexleyheath Chislehurst Bromley Carshalton Croydon Crystal Palace East Molesey Eltham Kingston Mitcham	Nottingham Beeston Mapperley Park West Bridgford Wollaton		