



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



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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

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
Shirley
Solihull (North)
Stourbridge
Sutton Coldfield

Bristol

Brislington
Cotham
Clifton
Emersons Green
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
Marlow
Newport Pagnell
Princes Risborough
Slough
Woburn

Cambridgeshire

Duxford
Cambridge
Cambourne
Ely
Littleport
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
Macclesfield
Nantwich
Neston
Sandbach
Tarporley
Wilmslow

Cornwall

Truro

Cumbria

Ambleside
Kendal
Keswick
Ulverston
Windermere

Derbyshire

Bakewell
Belper
Chapel-en-le-Frith
Derby - Chellaston
Duffield
Little Eaton
Marple
Melbourne
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
Hastings
Heathfield
Lewes
Peacehaven
Pevensey Bay
Robertsbridge

Seaford
Uckfield
Wivelsfield

Edinburgh

Balerno
Bruntonfield
Colinton
Currie
Duddingston
Gilmerton
Kaimes
Liberton
Morningside
Newington
Oxgangs
Portobello
Trinity

Essex

Ashingdon
Basildon
Billericay
Buckhurst Hill
Chigwell
Colchester (Stanway)
Corryham
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

Glasgow

Bearsden
Bothwell
Clarkston
Giffnock
Kelvinside
Kirkintilloch
Lenzie
Milngavie
Pollokshields
Uddingston
Whitecraigs

Gloucestershire

Bishops Cleeve
Cheltenham (Charlton Kings)
Chipping Campden
Cirencester
Nailsworth
Prestbury
Stow-on-the-Wold
Stroud
Swindon
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
Hordle
Horndean
Lyndhurst
New Alresford
New Milton
Petersfield
Tadley
Westbourne
Winchester
Yateley

Herefordshire

Hereford

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

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

Target Towns List

KEY: ● Top Tier Location

● Second Tier Location

● Third Tier Location

West Wickham
Westerham

Lancashire

Clitheroe
Chorley
Lancaster
Lytham St Annes
Poulton-Le-Fylde
Rawtenstall

Leeds

Adel
Alwoodley
Chapel Allerton
Horsforth
Meanwood
Moortown
Rawdon
Roundhay
Weetwood
Yeadon

Leicester

Birstall
Blaby
Bushby
Evington
Groby
Knighton
Oadby
Stoneygate
Wigston

Leicestershire

Ashby-de-la-Zouch

Lincolnshire

Grantham
Lincoln (Central)
Stamford

Liverpool

Childwall
Woolton

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

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
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
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
Glastonbury
Nailsea
Shepton Mallet
Taunton

Staffordshire

Barlaston
Burntwood
Cannock Chase
Lichfield

Suffolk

Aldeburgh
Bury St Edmunds
Haverhill
Long Melford
Saxmundham
Southwold
Sudbury
Woodbridge

Surrey

Bagshot
Carshalton
Caterham
Chipstead
Claygate
Coulston
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
Crawley
Chichester
Cuckfield
East Grinstead
Goring-by-Sea
Hassocks
Horsham
Hurstpierpoint
Lancing
Lewes
Lingfield
Midhurst
Pulborough
Shoreham-by-Sea
Storrington/West Chiltonington
The Witterings
Worthing

Wiltshire

Calne
Corsham
Highworth
Malmesbury
Marlborough
Melksham
Swindon
Warminster
Westbury

Worcestershire

Alvechurch
Evesham
Malvern
Redditch

Yorkshire (Rest of)

Boston Spa
Guiseley
Harrogate
Hebden Bridge
Holmfirth
Ilkley
Ossett
Otley
Wetherby
Yarm
York