

DEVELOPMENT SITE DISPOSALS

for land owning and land controlling clients

Senior Property Associates (SPA) is a development advisory business focused on development sites for:

- Senior Living/ Integrated Retirement Communities (IRC/ assisted living/ extra care) – C2 Use Class;
- Care homes (C2);
- Medical centres (within new residential developments – D1);
- Associated mixed uses - private and affordable housing, food stores etc; and
- Strategic land – for incubation through the planning process.

Our time is split between:

- Site disposal work for landowners and those in control via an option or conditional contract; and
- Acquisition work for developers, operators and investors.

A selection of disposal instructions detailed below, however this list is not exhaustive:

Amersham – Care Home – *Specific operators approached*

Bagshot – C3 Residential & Care Home

- Circa 11 acres edge of settlement site.
- Green belt but an argument for its removal
- Potential affordable-led C3 Housing Association and mixed use scheme



Bearley (nr Stratford-u-Avon) - Care Home

- Just under 1 acre
- Positive care home pre-app undertaken
- Potential for c50-60 bed care home



Callow End (nr Worcester) – C3 Residential - *Specific strategic incubate developers approached*

Epsom - Care Home

- Circa 2 acres developable
- Green belt but has a 'Very Special Circumstances'
- Care home pre-app not yet undertaken
- Potential for c60-70 bed care home amongst trees



Leamington Spa – Mixed Use

- Circa 6 acres in business park/ new residential
- Care home, supermarket, neighbourhood retail, football stadium, suitable infill resi.
- Planning submission in 2023
- *Construction/ operational partners selected*



Swansea – Student scheme consented – *Details Q2 2022*

Woking/ Byfleet area – Care/ Retirement Village/ Residential – *Details Q2 2022*

West Moors – Care Village

- Circa 2.5 acres
- Care home pre-app to be undertaken Q2 2022
- Potential for 50 bed care home, close care village
- *Developer operator to be selected in Q2 2022*



Winchester – Medical Campus/ Care Home

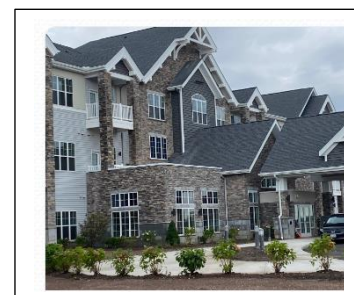
- Circa 2.5 acres
- Medical/care ‘positive’ pre-app undertaken in ‘21
- *Soon to approach specific medical/ care parties*



International:

Ohio, US – IRC (senior living) operational portfolio and development pipeline

- 6 operational extra care assets with operator in place
- 4-6 additional assets soon to operate
- 5-10 development sites pipeline available to invest in a fund



Madrid and coastal areas, Spain – IRC developer operator sought for sites

Brad: 07825 798896 **Simon:** 07836 680439 **Tom:** 07771 650506

Email: brad.harvey@seniorproperty.co.uk

simon.rohleder@seniorproperty.co.uk

tom@primelandconsultants.co.uk

Website: www.seniorproperty.co.uk