

DEVELOPMENT SITE REQUIREMENTS

for retained developer clients.

Senior Property Associates, a development advisory business for the senior living and care home market, is focused on land and buildings with potential to provide new living accommodation for older people.

Due to the synergy, we also advise on mixed use developments that include private residential and affordable housing, aparthotels, medical centres and associated uses, like food stores. Our time is evenly split between site disposal work for landowners and acquisition work for developers, operators and investors.

The following demonstrate our requirements for our retained acquisition clients, who currently have funds allocated for new property opportunities:

Care Home Developer and Operator

- Leading national developer and operator.
- Semi-urban sites in prominent roadside locations in towns and suburbs of cities across southern England.
- Site size of c1-1.5 acres for c30-40,000 sq ft and c55-75 care home rooms.
- Subject to planning structure for a C2 Use Class.
- Will own and operate long term.



Extra Care (Assisted Living) Developer and Operator

- Niche and experienced developer and operator
- Urban or semi-urban sites in towns and suburbs of cities across southern England.
- Site size of c1-3 acres for c40-85,000 sq ft and 35-80 apartments.
- Some sites can be quality bungalow-led designs.
- Subject to planning for a C2 Use Class.
- Will own and operate the asset long term.



Senior Living Incubating Developer

- Experienced developer for sites that need strategic/promoting and detailed planning work.
- Urban, semi-urban or edge of settlement sites in villages, towns and cities in southern England.
- Site size of c1-15 acres for C2 senior living (of care home, extra care and close care), C3 retirement and potential for private and affordable residential, and other complimentary mixed uses (e.g. foodstore).
- Unconditional, option, subject to planning.



Affordable Housing Developer

- Established regional Housing Association, who also operates.
- Urban, semi-urban or edge of settlement sites in towns across Home Counties.
- Flexibility to remove the private sale element and incorporate up to 100% of the units as affordable, by a combination of shared ownership and social rent
- Affordable can assist with a planning consent.
- Site size of 2+ acres for c40-150 units, for mainly houses.
- Predominantly C3 residential but potential to consider C2.
- Subject to planning and consented sites.



Aparthotel Operator

- Leading European sustainably operated hospitality operator.
- To roll-out across multiple locations in the UK.
- A partnership structure, offering turnover/ hybrid leases, hotel management agreements to landlords/ developers looking for income from a high growth sector with a future proof concept.
- Size of c25-75,000 sq ft and c50-150 keys for a C1 Use Class.
- Central London and the centre of the UK's other major cities, as well as leading science/ technology/ business parks in UK.
- Potential to include an investment partner, if required.



Medical Centre and Medical Campus Developer

- Highly successful developer & partnering investment business.
- Multiple locations in the UK, predominantly in town and city centres but edge of residential areas also have potential.
- Medical centre site size of 0.5 acres for a self-contained building of c10-20,000 sq ft or 3+ acres for medical campus.
- Potential to increase the size by incorporating other innovative medical D1 uses, along with other commercial mixed uses benefiting from the hub and community footfall created.
- Subject to planning for an E and C2 Use Class respectively.



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