

SOLE AGENCY INSTRUCTION



DC CARE REFERENCE: 4525

- PRESTIGIOUS CARE HOME DEVELOPMENT SITE
- LONG BUCKBY, NORTHAMPTONSHIRE, NN6 7QA
- OUTLINE PLANNING GRANTED FOR 60 BED CARE HOME
- SITE EXTENDS TO APPROXIMATELY 1.2 ACRES
- FORMS PART OF BOVIS HOMES RESIDENTIAL SCHEME
- AVAILABLE AS SITE, TURNKEY OR WITH LEASE OPTION

FREEHOLD GUIDE PRICE £1,500,000 (Site)

Situation

Buckby Meadows is a Bovis Homes residential development located beside the train station, to the south of Long Buckby town centre. Bovis homes have now completed 132 houses adjacent to the care home site. An additional 360 houses have been started on the other side of Station Road. Part of this scheme has been given over to the development of a 60-bed care home and 22 separate extra care units, to be built out by a national care home developer. Competition in the surrounding area is mixed and whilst there are some new care homes there is significant numbers of older style converted care home stock.

The Proposed Business

The care home will be located on the outskirts of Long Buckby, Northamptonshire, a vibrant commuter location with a direct train link to London Euston. It is expected that this convenient location should attract staff readily. We understand that the care home will be for a mixed registration with the Care Quality Commission (CQC) for a maximum of 60 residents.

The Proposed Care Home/Site

We are advised that the site extends to approximately 1.2 acres. The proposed building will be a detached, two storey building of block or timber framed construction with a brick outer leaf with pitched roofs with slate/tile coverings and UPVC double glazed windows.

Specification

The proposed care home will have 60 x single, en suite bedrooms. En suite facilities include a walk-in wet room, wash hand basin and toilet. In addition, there will be five communal bathrooms. Day spaces will include kitchen, various lounges, dining rooms etc.

Planning Permission

The site has been granted outline planning permission for a 60 -bed care home, with off-street parking for 24 cars. There is an additional option for some separate extra care units adjacent to the proposed care home.

Services

We are given to understand by our vendor clients that the property has the benefit of full mains services.

Viewing

Strictly by appointment only with the Vendors Agents at Head Office 01937 849268. Under no circumstances is a direct approach to be made to the Vendor.

Finance

Finance facilities can be arranged via our vendor client for suitably experienced purchasers.

Tenure

The care home site is owned by our vendor client and is available with the following options:

- 1) Freehold site with outline planning permission for 60 bed care home. Guide price £1,500,000.00
- 2) Freehold Turnkey 60 bed care home. Guide price £4,500,000 (subject to specification).
- 3) Option to Lease. Rent and all other terms subject to negotiation.
- 4) Options 1-3 as above with the additional option for 22 extra care units. Guide price/lease terms subject to negotiation.

Other Information

This link is to the development webpage:

<http://jelson.co.uk/developments/mountcroft>

Disclaimer

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Subject to Contract