

65 BEDROOM FREEHOLD OR LEASEHOLD CARE HOME OPPORTUNITY IN DESIRABLE CHESHIRE LOCATOIN

SITE AT HIGH STREET, TARPORLEY, CHESHIRE, CW6 0AT

SUBJECT TO PLANNING PERMISSION



Indicative CGI: Car Park Perspective

The Opportunity

- Development opportunity for a 65 bedroom care home in Tarporley, Cheshire, STPP
- Excellent position off the historic High Street with amenities and public transport close at hand
- A detailed planning application was submitted on the 1st August 2019
- Approximately 1.4 acre
- Strong private pay potential
- Indicative scheme of 3358 sqm GIA anticipated, equating to approximately 51.7sq m per resident
- High demand for beds in the area, with the elderly population significantly above regional and national benchmarks
- Elevated levels of affluence, with average house prices approximately £401,120 within 5km.
- The area has an affluence rating near 90% within a 15 minute drive time and a catchment population of 30,000; 6400 of which are aged over 65

THE LOCATION

This site represents a rare opportunity to locate a new care home benefitting from a central location just off the historic High Street. Tarporley is situated in prime Cheshire countryside with links to Chester and the affluent towns of Nantwich, Sandbach and Northwich. The High Street and village centre has a cosmopolitan range of shops, including independent boutiques and high street staples.

Additionally, there are well regarded cafes, pubs and restaurants making Tarporley a popular place visit in the area.

Local facilities include a community centre, Primary and High School and a Grade II Listed Church. Tarporley Health Centre is 0.4 km from the site and the nearest general hospital is Leighton Hospital 19 km away.

The A49 and A59 bypass the village, providing connection to nearby Chester and Stoke on Trent. The nearest train station is at Crewe, 22.2km away. Trains to London take approximately 1 hour 57 minutes. There is a bus stop on the High street.



Indicative CGI- community car park perspective

The Care Home

The site (outlined in blue on the indicative site plan) is situated on the western side of Tarporley and is approximately 1.4 acres in size with access from the High Street.

The surrounding land is predominantly greenfield, with commercial and residential properties to the east.

Mature trees surround the site's border and provide a natural buffer between the home and the surrounding area.

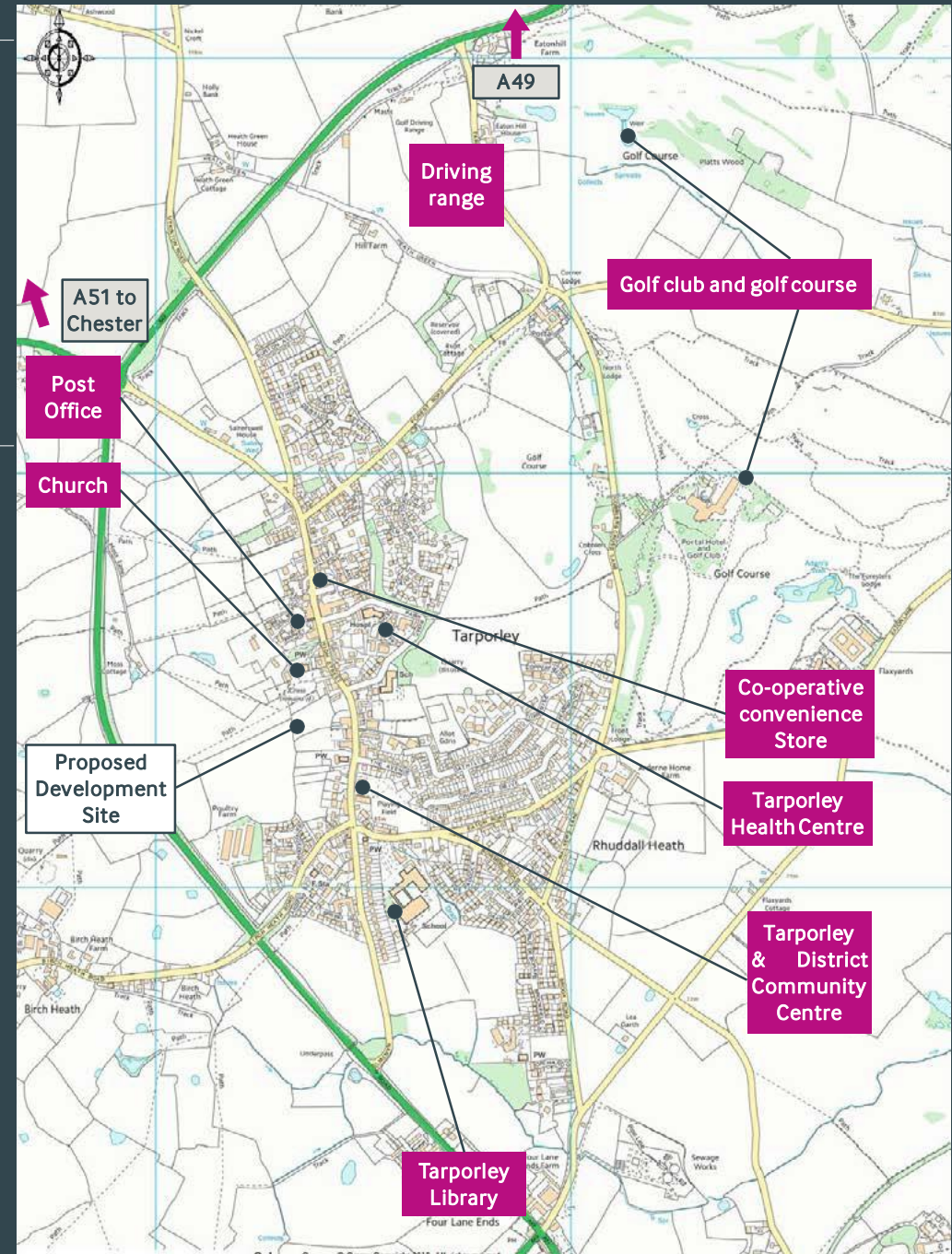
Market Analysis

Christie & Co's in-house consultancy team completed a feasibility study for the site. This considered a 10km catchment area for the care home and highlighted the following:

- A notable undersupply of 128 Effective and future proof beds. Current supply has 60.8% of beds in converted units
- Affluence and wealth indicators show high potential for privately funded residents
- Positively, the proportion of elderly residents within 10km is significantly above regional and national benchmarks
- The site is extremely well positioned with several amenities and services within close proximity

Interested parties should rely on their own research, analysis and enquiries to determine the viability of the location.

The Christie & Co feasibility report will be made available to interested parties on the basis of non reliance.



Indicative Site Plan — care home site outlined in blue

COMMUNITY
CAR PARK
(88 CAR SPACES
+ 6 MOTORBIKE
SPACES)

65 BEDROOM
CARE HOME

HIGH STREET

Indicative Care Home Scheme

A 65 bed care home is proposed and the design will feature en suite bedrooms and a full complement of facilities including activity rooms, cinema, hair salon, lounge and dining rooms and first and second floor terraces. Surrounding the home will be landscaped residents garden and a visitor garden, in addition to a central garden and a 22 space car park.

To the front of the site, a communal car park is proposed which will provide a much needed community amenity. The car park will feature 88 car park spaces and 6 motorbike spaces. Access and egress will be granted from High Street via an existing access point, with new road built leading to the care home car park and communal car park. It should be noted that the land forming the proposed community car park will transfer at nil consideration to the Parish on Practical Completion of the development.



Indicative CGI – Garden View

Planning

A detailed planning application was submitted on the 1st August 2019, following positive feedback from Tarporley Parish Council.

Further information relating to planning can be viewed via the following link: <https://pa.cheshirewestandchester.gov.uk>

Planning reference number: REF: 19/02899/FUL

Applicants should note that construction of the proposed community car park and subsequent transfer at nil consideration to the parish is likely to be part of the planning gain.

Additional Information

[CLICK HERE](#) to view additional information.

Viewing

Access to the site can be provided by prior arrangement.

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Offers

Offers are invited for the freehold site subject to planning consent for the proposed scheme.

Alternatively, offers are invited for a completed building to advanced shell and core including a fully fitted commercial laundry and kitchen but excluding operator's 'loose' FF&E. A detailed specification will be provided to interested parties on request.

The transaction will be subject to a satisfactory planning permission.

Offers will be considered on the following basis:

- 1) For the Freehold Scheme. The transaction will be structured as a land sale with associated Development Agreement.
- 2) Leasehold. Rental offers are invited for the completed scheme assuming a new institutional 35 year FRI lease.

The site is sold subject to a right of way to adjacent agricultural land.

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