

Land Wanted for Care Homes, Assisted Living & Care Villages

Castleoak is the specialist development and construction partner to the care and retirement living sector.

We are actively seeking development sites for new care homes, assisted living and care villages across the UK.

Castleoak has an excellent track record of delivery with over 30 successful developments completed to date.

We are HealthInvestor Property Developer of the Year 2016, our third win since 2011 and a finalist in the RICS Awards 2017.

Site Criteria for Care Homes, Assisted Living & Care Villages:

- Across Southern England & SE Wales
- 0.65 acres+
- Scope for two storey+ development
- In or on edge of towns with a populations of at least 20,000
- Town centre or suburban locations
- Well connected with access to local facilities
- Good public transport links
- Large mixed use, residential and regeneration scheme considered
- Sites at an early stage pre-planning preferred

*Up to **3%** fees paid for successful introductions


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Sites Wanted Across the UK



North Region

South Region



Case Study:

Care Home Development Site

Former use: Metal working factory

Size of Site: 1.2 acres

We acquired the site on a conditional basis from the factory owner. The buildings were no longer considered fit for purpose. Located in a residential neighbourhood, our demographic and care gap analysis indicated a shortfall of care provision in the local area. Castleoak obtained planning permission for the care home.



Before



After

Planning benefits of Care Developments

Care Home and Assisted Living developments are both classed as C2 (residential institution) development.

The benefits of this include:

- No requirement for affordable housing contributions
- Low CIL and Section 106 costs
- Low parking requirements
- Low, off-peak traffic generation
- Employment generator

Deal structure & fees

- Options and conditional contracts preferred
- Unconditional deals considered
- Off-market negotiation strongly preferred but will consider bid at tender
- Generous introductory fees paid upon completion

To introduce a new site please contact our Regional Development Directors:



For sites in the **North** Region:

Ed Aldridge
Regional Development Director
m: 07717 870 234
e: ed.aldridge@castleoak.co.uk



For sites in the **South** Region:

Steve Rickard
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*For new introductions, fees will be paid on successful completion of the acquisition at up to 3% of the land price