

Freehold Care Home Development Site

Milldown Road, Blandford Forum, Dorset DT11 7DE

- Approximately 0.79 hectares (1.952 acres)
- Detailed Planning Permission for a 73 bed care home
- Major North Dorset market town
- Local under provision of nursing beds
- Strong fee potential



Savills - Healthcare, Winchester

Craig Woollam

Tel 01962 834074 Email: cwoollam@savills.com

Jewry Chambers, Jewry Street

Winchester, Hampshire SO23 8RW

www.savills.com/healthcare

Location

Blandford is an historic Dorset market town located on the banks of the River Stour approximately 19 miles to the north west of Bournemouth and the 18 miles to the north east Dorchester.

Blandford is the largest town in the extensive southern part of North Dorset and is the main service and administration centre for the district.

The site is only 0.4 of a mile west of the town centre.

The Site

The site is located in a Conservation Area and is made up of predominately low density post 1920s housing, two schools, hospital and Town Recreation Ground.

Milldown Road was formerly the main thoroughfare from Blandford to the West prior to the construction of a bypass in the 1980's.

The site is level and extends to 0.79 hectares (1.952 acres).

Demographics (Supply and Demand)

Savills has undertaken care home supply and demand research for the 10 mile catchment which found:

The catchment is currently occupied by 8,000 retired people and 2,000 people aged over the age of 80 years. By 2025 both figures will have grown by over 75%.

There is strong bias towards the mature Lifestages with Empty Nesters and Retired Seniors accounting for 30% (24% nationally) and 36% (26% nationally) of the 10 mile catchment respectively.

The catchment is under-supplied in both residential and nursing care bed provision. There are currently 86 residential beds per 1,000 people over 80 years, compared to 91 beds per 1,000 nationally.

Nursing care bed provision however is more severely under-supplied with 33 beds per 1,000 people over 80 years compared to 79 nationally.

Nursing beds are currently under-supplied by 92 beds in the catchment. Taking into account the projected growth in the elderly population, by the time the proposed care home is completed in 2009 the potential under supply will probably be in excess of 100 beds, increasing to 250 beds by 2025. This assumes that the catchment does not see a further loss of care beds in the future.

The full Savills Research document is attached within the Supplementary Information CD.

The Development

The design proposal is for a high quality, purpose designed care home arranged over 4 floors and capable of being registered for a variety of care categories including older people, physically disabled and dementia.

The home will provide 74 single en-suite bedrooms and can be arranged into various units each with its own day space. The key summary details are as follows:

- 74 single en-suite bedrooms (average size 15.6 sq m plus en suite wet room)
- 12 day rooms
- 8 assisted baths
- 2 passenger lifts
- Substantial service areas

In view of the high provisions of day space, there may be scope for internal re-design to increase capacity. Copies of the layout drawings are attached within the Supplementary Information CD.

Services

We are advised all mains services are connected to the site.

Planning

Detailed Planning Permission was granted on the 30th October 2007 under reference 2/2007/0885

Interested parties are requested not to make direct enquiries of the Planning Department without the prior consent of Savills. A copy of the Planning Permission is attached within the Supplementary Information CD.

Appendix

Supplementary Information CD

Contents:

- Drawing register
- Layout drawings
- Watercolour elevation drawings
- Landscaping plans
- Site and location plans
- Urban design study
- Arboricultural report
- Ecological report
- Highway statement
- Planning statement
- Southern Eco water system proposal
- D&A statement
- Care home supply and demand research
- Planning Permission

Tenure

Freehold.

VAT

Not applicable.

Viewing

To be arranged only through the sole selling agents, Savills.

Guide Price

Offers in excess of £2,000,000 (two million pounds).

Method of Sale

Unconditional offers are to be received by **noon on Thursday 31st January 2008.**

Contact Details

Craig Woollam
Tel: 01962 834074
Email: cwoollam@savills.com

Savills - Healthcare
Jewry Chambers, Jewry Street
Winchester, Hampshire
SO23 8RW

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SUBJECT TO CONTRACT

