

INDICATIVE CGI

BUSINESS. BUILT AROUND YOU.

PROJECT Y PORTH 'GATEWAY'

EXCITING TURNKEY HEALTHCARE DEVELOPMENT
SCHEME IN UNTAPPED UK OPERATING REGION

FULL PLANNING PERMISSION GRANTED



Land at Field C7, St Asaph Business Park, Ffordd William Morgan, St Asaph, Denbighshire LL17 0JD

OPPORTUNITY



Exciting 198 bedroom 'turnkey' healthcare facility in untapped UK operating region



The north Wales region has an undersupply of 760 EMC (effective market capacity) beds, forecast to rise to a shortfall of 1,672 EMC beds by 2034



100% en suite wetrooms, landscaped gardens and a suite of desirable resident amenities incorporated into the scheme



Full planning permission granted



Suitable for a variety of healthcare uses including Private Hospitals, Elderly Care, Specialist Care, Extra Care, Later Living, Integrated Retirement Communities and Associated Models



Flexible final configuration, layout and density to suit operator requirements to be delivered on either a Freehold or a Leasehold 'turnkey' basis



c. 4.54 acre site



A scheme bought forward by experienced developer and contractor Pure Homes and K&C Construction



Statistical demand for 676 beds in a 15 minute drive time



A total consented GIA of up to 9,119 sq m



Population of 96,502 people within a 15 minute drive time



A demonstrable need for additional market standard beds in the catchment, with a material undersupply of 590 wetrooms



Strategic gateway location directly off the A55, North Wales Expressway



Average house prices of £288,000 in the postcode sector



Located c. 4km from the cathedral city of St Asaph and close to the coastal resorts of North Wales



Within a c.45 minute drivetime from Wrexham, Chester and Bangor



Situated close to Glan Clywd Hospital



Close to desirable amenities including bus services, convenience store and town centre resources



THE WELSH MARKET

Christie & Co undertook a Welsh Healthcare Market Insight in May 2024 which explored the need for new build development/refurbishment across Wales. We are pleased to detail the following highlights and a full copy of the report is available to download from the SharePoint link on page 27.

KEY HIGHLIGHTS

Unlike in England and Scotland, there is a distinct lack of new beds being developed in Wales, whether that be via new build development opportunities or the expansion and refurbishment of existing facilities

The majority of the limited planning applications have been submitted in the South Wales region, leaving a decided lack of consented new developments in the North Wales region.

Between 2020 and 2024, 604 Effective Market Standard (EMC) beds were developed in Wales, either through new registrations or the refurbishment of existing facilities – this is an increase in EMC beds of just 5% in four years. In comparison, the demand for elderly bed spaces has increased by 20%, from 17,558 to 21,155 beds over the same period

With only 25% wetroom provision in the country, the majority of beds supplied in Wales are not market standard, and care homes throughout Wales are closing at a rate that far exceeds new registrations/expansions of existing homes

As of 2024, supply of EMC beds is only c.12,501 – a market standard bed supply of just 59% of the required demand. Given the lack of new registrations in the country, this undersupply is forecasted to widen even further

CHANGES IN 'FUTURE-FIT' BEDS

Between 2020 and 2024, 604 EMC beds were developed in Wales, either through new registrations or the refurbishment of existing facilities – this is an increase in EMC beds of just 5% in four years. In comparison, the demand for elderly bed spaces has increased by 20%, from 17,558 to 21,155 beds over the same period.

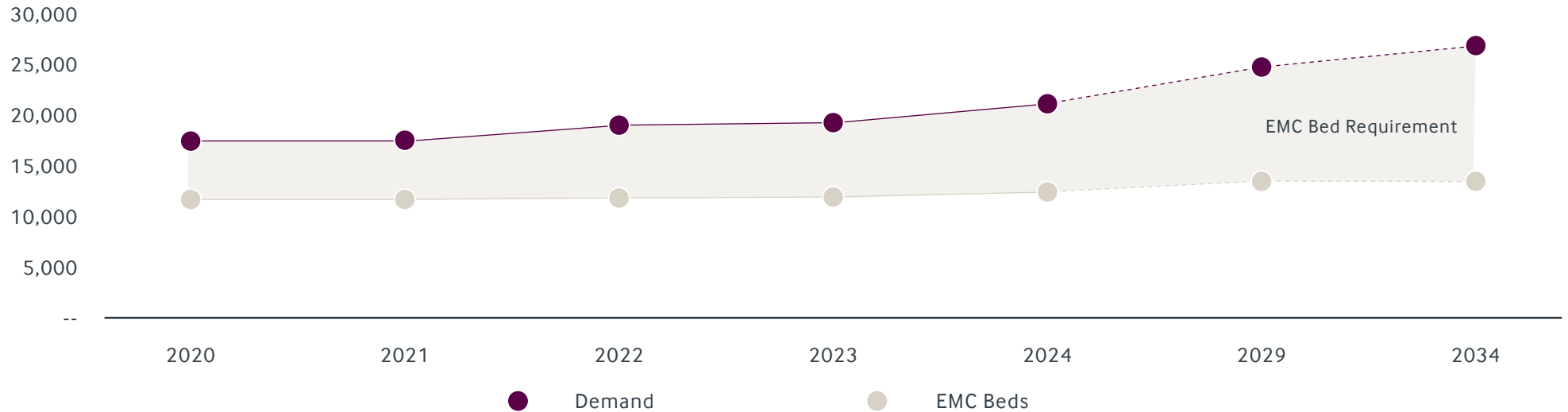


When looking at existing planning applications, by 2029 supply of EMC beds in Wales is predicted to increase by 1,049. However, this is alongside a projected increase in demand of 3,627 beds.

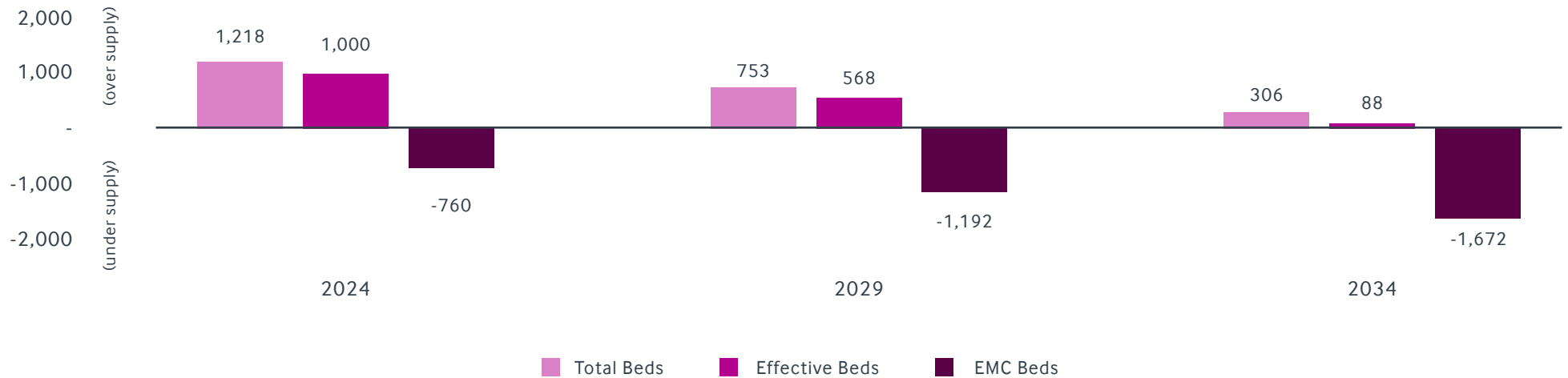
As of 2024, overall demand for beds in Wales is circa 21,155 whilst supply of EMC beds is only circa 12,501 – a supply of just 59% of the required demand. Given the lack of new registrations in the country, this undersupply is forecasted to widen even further.

SUPPLY & DEMAND – WALES

WALES - SUPPLY VS DEMAND FROM 2020 (EMC BEDS)



BED SUPPLY – NORTH WALES



LOCALISED DEMOGRAPHICS

An initial search of the demographic profile within a 15 minute drive of the catchment using Carterwood demographics has highlighted the following:



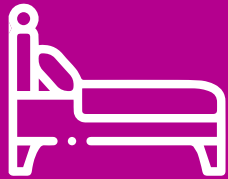
Average house prices of **£288,000**
in the postcode sector



Population of **96,502** people



No planned beds in the catchment



Statistical demand for **676** beds



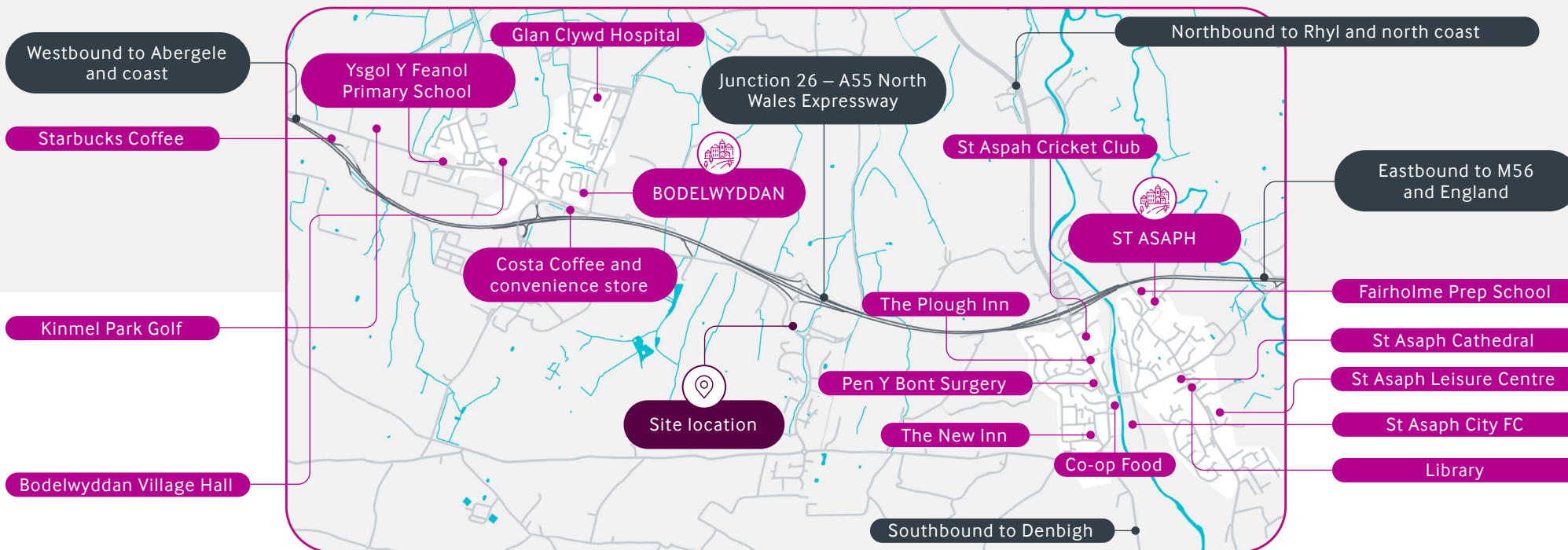
c. **3.2%** of the population is aged 85+,
elevated against a UK average of 2.6%



A material undersupply of 590
wetroom bedrooms (not adjusted
for any planned threats) indicating a
demonstrable "need" for additional
market standard beds in the catchment

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

Historically, the vendor commissioned a Planning Need Assessment from Carterwood in February 2021 which is available to download from the SharePoint link on page 27.



LOCATION



Land at Field C7, St Asaph Business Park, Ffordd William Morgan, St Asaph, Denbighshire LL17 0JD

The cathedral city of St Asaph is bisected by the River Elwy, along which are sited several green communal spaces and sports clubs including a play area, cricket club and football ground. St Asaph benefits from a number of community resources including public houses, hotels, café, library, schools, post office, convenience stores and Co-Op.

The setting of the care home is very attractive, with the Clwydian Range and Dee Valley National Park a short distance to the east and Eryri (Snowdonia) National Park to the west. To the north is the coast with traditional coastal resorts, promenades, beaches and nature reserves.

The wider area provides desirable amenities and attractions to suit all interests, including the north Wales coast, Gwrych Castle, Rhuddlan golf course and North Wales Golf Course and Driving Range, Tir Prince Raceway and Tweedmill Shopping Outlet.

The 5 star Kinmel Arms is c. 7.7 km from the site.

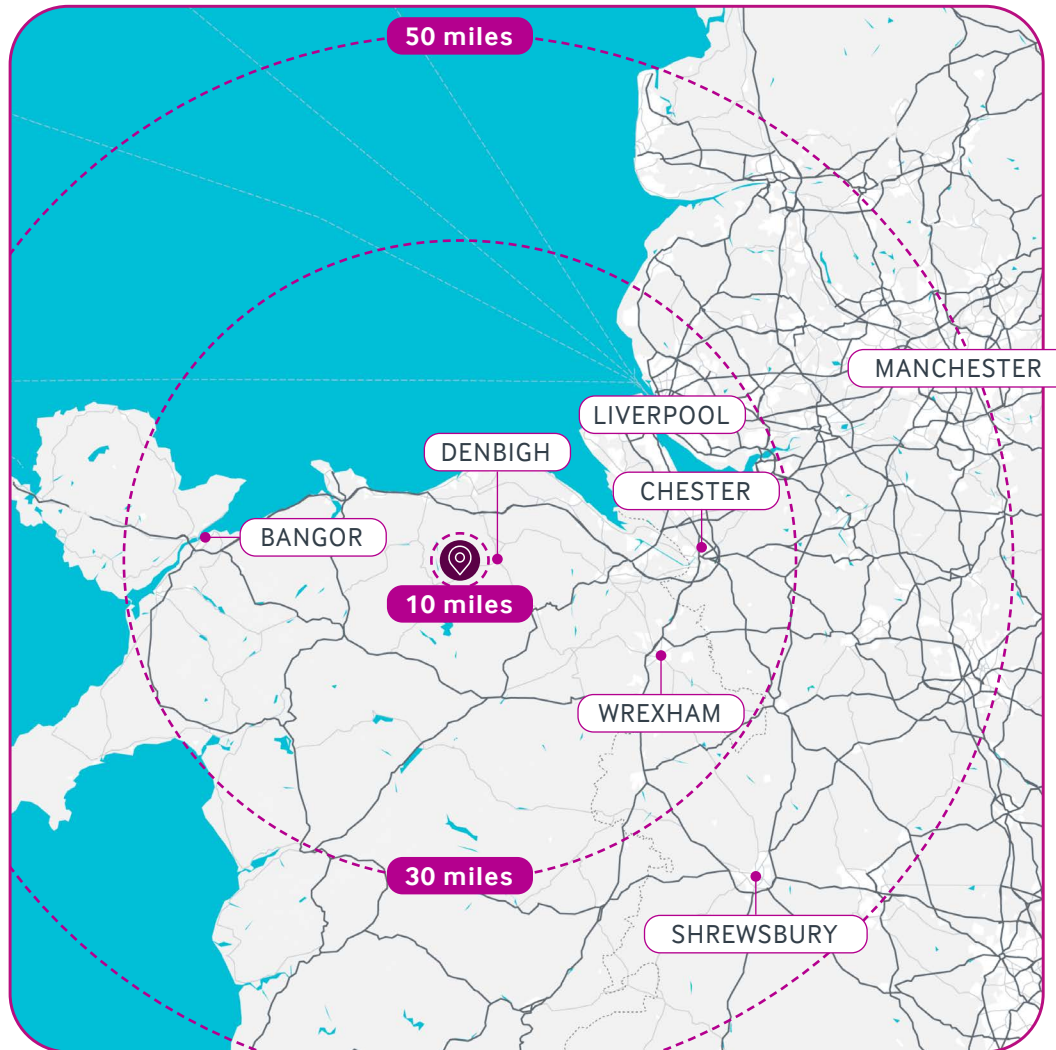
The site lies in a prominent location off Junction 26 of the A55 (North Wales Expressway) and is equidistant between the settlements of St Asaph c. 4 km to the east and Bodelwyddan c. 2.9km to the west. The A55 is a major route to cities including Rhyl and Denbigh locally, and Chester and Liverpool in the east.

Ezra Health clinic is c. 1.2 km to the south and Pen Y Bont Surgery is c. 2.9 km to the east.

Glan Clywd Hospital is c. 3.3 km to the north west in Bodelwyddan where there are departments including Accident & Emergency services. There are two further hospitals run by the Betsi Cadwallader University Health Board, the largest health board in Wales, at Bangor and Wrexham Maelor.

THE WIDER LOCATION AND CONNECTIVITY

MAP HIGHLIGHTING MAJOR SETTLEMENTS WITHIN 10, 30, 50 MILES



DRIVE TIMES

04 mins

Glan Clwyd Hospital

14 mins

Denbigh

16 mins

Rhyl

38 mins

Bangor

39 mins

Chester

43 mins

Wrexham

60 mins

Liverpool

TRAVEL IN THE WIDER AREA



Bus

The nearest bus stop is c. 300 m from the site and is served by the 51, 51B and 54 bus routes to locations including Rhyl and Denbigh



Train

The closest train station is at Abergele & Pensarn, c. 9.2 km to the northwest, where there are regular connections to Holyhead, Manchester Airport Cardiff Central and Llandudno



Air

Liverpool John Lennon Airport has flights to domestic, European and international locations



SITE

The site comprises of greenfield land and measures c. 4.54 acres. The immediate boundary is formed of tree covered embankments.

Situated to the north of the St Asaph Business Park, the site is equidistant between the settlements of St Asaph and Bodelyyddan.

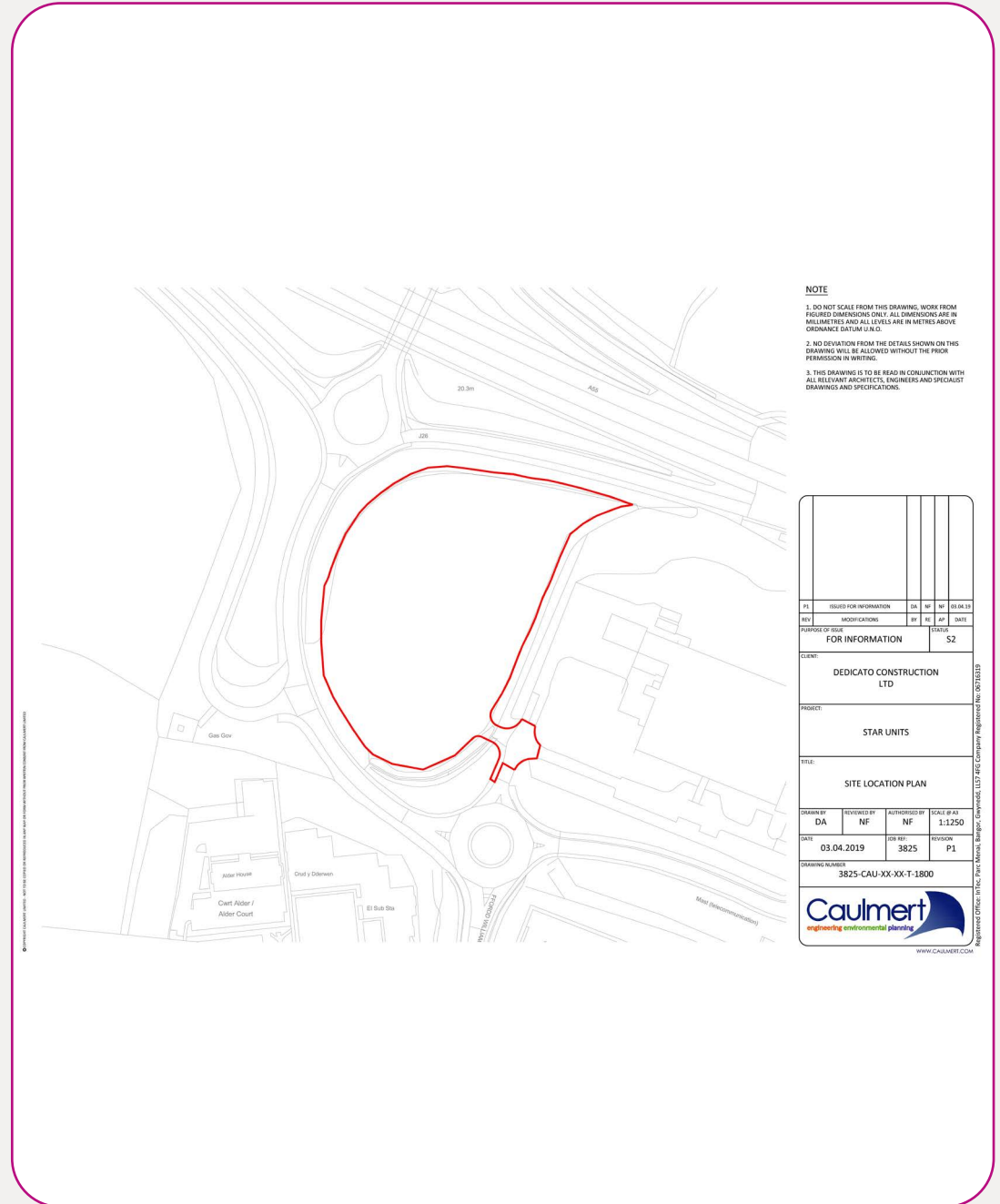
Vehicular access will be granted via new highways works and mini roundabout off the St Asaph Business Park/Fford William Morgan roundabout. The existing footpath which ends close to the site will be extended in order to provide pedestrian and cycle access.

PLANNING

Full Planning Permission was approved by Denbighshire County Council in November 2021 for the 'Erection of a 198 bed Registered Care Home (Use Class C2), landscaping, parking facilities and associated works'.

Planning reference: 40/2021/0309/PF

Further information can be viewed at the [Denbighshire County Council](https://www.denbighshire.gov.uk/) website using the above reference.



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CONSENTED SCHEME

The consented scheme comprises of a 198 bedroom care home (Use class C2) divided into three blocks to provide for a range of resident needs including reablement care, dementia care, palliative care and general care.

There is a total anticipated GIA of 9,119 sq m, equating to c. 46 sq m per resident.

The following pages provide further details on each block and the communal resident amenities accommodated in the scheme.

Externally, provision has been made for a landscaped communal courtyard garden and external landscaping.

Provision has been made for a total 100 car parking spaces. This has been allocated as follows:

- 35 staff parking spaces located to the north of the site
- 65 visitor car parking spaces, inclusive of 16 disabled spaces and a dropping off/loading bay
- 10 electric vehicle charging points divided between staff and visitor parking

ACCOMMODATION SCHEDULE

BLOCK A	GIA (sq m)
Ground Floor	1,368
First Floor	1,151
Second Floor	1,151
Total GIA	3,670
BLOCK B	GIA (sq m)
Ground Floor	921
First Floor	841
Second Floor	841
Total GIA	2,603
BLOCK C	GIA (sq m)
Ground Floor	1,002
First Floor	922
Second Floor	922
Total GIA	2,846
TOTAL	GIA (sq m)
Ground Floor	3,291
First Floor	2,914
Second Floor	2,914
Total GIA	9,119

BLOCK	NO. OF BEDROOMS	AVERAGE (SQ M) PER RESIDENT
Block A	63	58
Block B	63	41
Block C	72	40
Total	198	46



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CONSENTED SCHEME – BLOCK A

- 63 bedrooms, all with en suite wetrooms
- Anticipated GIA of c. 3,670 sq m, equating to c. 58 sq m per resident

Block A forms the main entrance to the care home. Five of the bedrooms on the ground floor will benefit from direct access to the central courtyard garden, as will the sunroom and staff room. Access to a balcony terrace will be granted from the day spaces on the first and second floors.

A separate service entrance on the ground floor will allow for unobtrusive deliveries. Lift access will be granted to all floors.

In addition to the bedroom accommodation, Block A will accommodate:

- Secure Entrance Lobby
- Reception
- Open Plan Café
- A Selection of Day Spaces and Dining Rooms
- Hair Salon
- Dog Area
- GP Office
- Treatment Rooms
- Private Family Rooms
- Rehab/Kitchen
- Staff Room
- WC's
- Nurses Stations
- Assisted Bathrooms
- Plant
- Comms
- Access to Landscaped Gardens
- Terraced Balconies

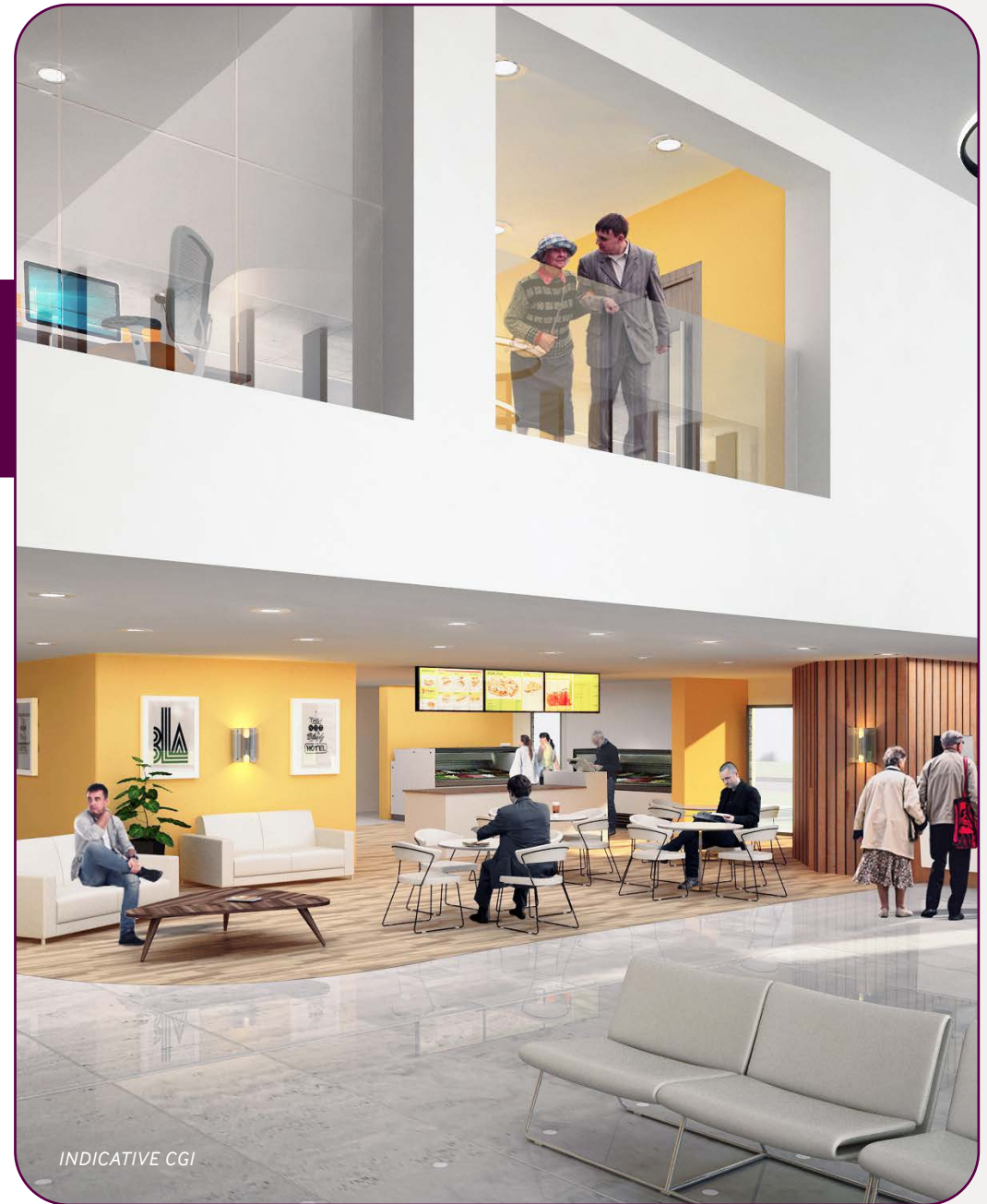
CONSENTED SCHEME – BLOCK B

- 63 bedrooms, all with en suite wetrooms
- Anticipated GIA of c. 2,603 sq m, equating to an average of 41 sq m per resident

Ten of the bedrooms on the ground floor will benefit from direct access to the surrounding gardens, as will the sunroom and the glazed links (connecting Block B to Block A and Block C). Access to a balcony terrace will be granted from the day spaces on the first floor.

In addition to the bedroom accommodation, Block B will accommodate:

- A Selection of Day Spaces
- WC's
- Nurses Stations
- Assisted Bathrooms
- Access to Landscaped Gardens
- Terraced Balcony



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CONSENTED SCHEME – BLOCK C

- 72 bedrooms, all with en suite wetrooms
- Anticipated GIA of c. 2,846 sq m, equating to an average of 40 sq m per resident

Ten of the bedrooms on the ground floor will benefit from direct access to the surrounding gardens, as will the sunroom and the glazed links (connecting Block C to Block A and Block B). Access to a balcony terrace will be granted from the day space on the first floor.

In addition to the bedroom accommodation, Block C will accommodate:

- A Selection of Day Spaces and Dining Rooms
- Laundry
- WC's
- Nurses Stations
- Assisted Bathrooms
- Access to Landscaped Gardens
- Terraced Balcony



CONSENTED SCHEME - INDICATIVE CGI



CONSENTED SCHEME - INDICATIVE CGI



CONSENTED SCHEME - INDICATIVE CGI

ALTERNATIVE CONFIGURATIONS AND POTENTIAL USES

There is an element of flexibility in the consented scheme in order to allow for a different configuration. For example, the glass intervals could be removed in order to allow for three stand alone and self contained blocks, subject to operator requirements.



Private hospital



Elderly care home from 60+ bedrooms



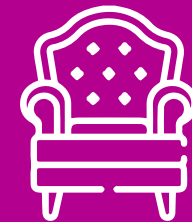
Specialist care models including
ABI or rehab



Extra care apartments



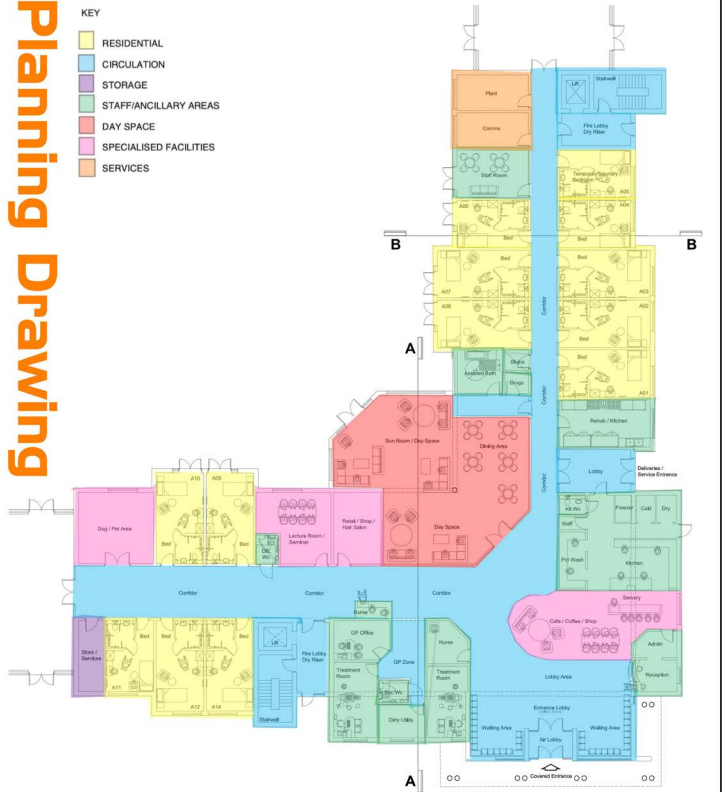
Integrated retirement communities



Retirement or later living

Planning Drawing

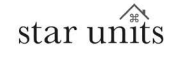
- KEY**
- RESIDENTIAL
 - CIRCULATION
 - STORAGE
 - STAFF/ANCILLARY AREAS
 - DAY SPACE
 - SPECIALISED FACILITIES
 - SERVICES



Proposed Ground Floor Plan
(Ground Floor Area - 1368m sq.)

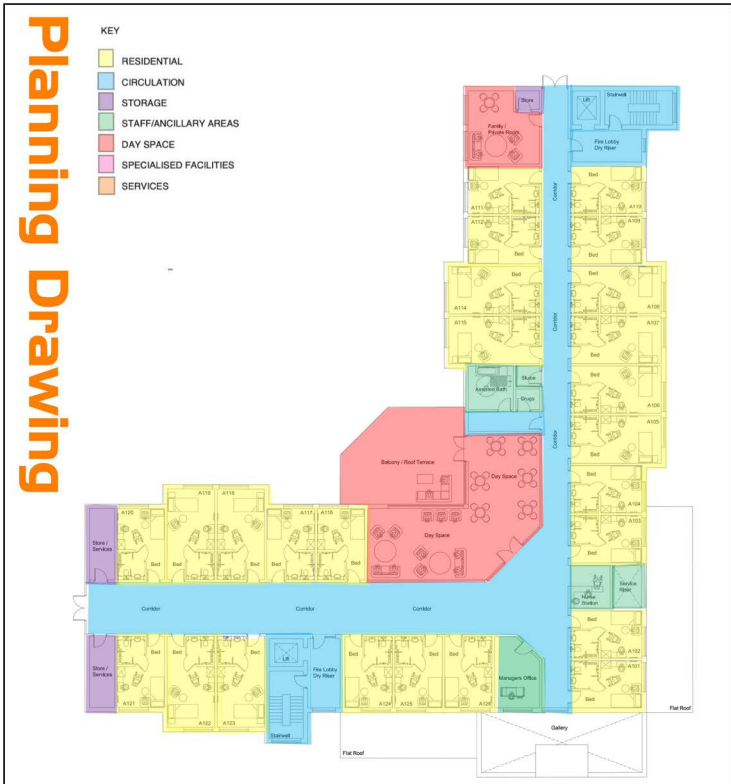
Block A - (TY SEREN)

Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed Ground Floor Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL08



Planning Drawing

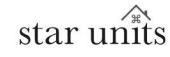
- KEY**
- RESIDENTIAL
 - CIRCULATION
 - STORAGE
 - STAFF/ANCILLARY AREAS
 - DAY SPACE
 - SPECIALISED FACILITIES
 - SERVICES



Proposed First Floor Plan
(First Floor Area - 1151m sq.)

Block A - (TY SEREN)

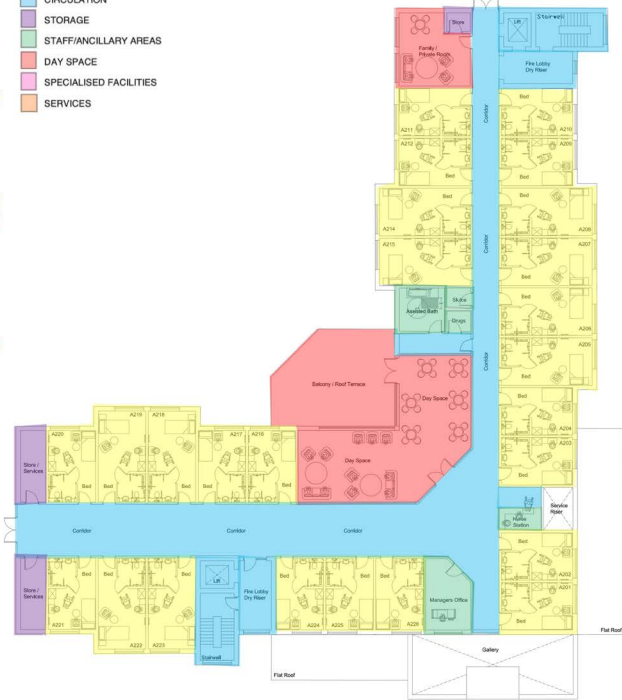
Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed First Floor Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL09



INDICATIVE FLOORPLAN BLOCK A – GROUND AND FIRST

Planning Drawing

- KEY**
- RESIDENTIAL
 - CIRCULATION
 - STORAGE
 - STAFF/ANCILLARY AREAS
 - DAY SPACE
 - SPECIALISED FACILITIES
 - SERVICES



Proposed Second Floor Plan
(Second Floor Area - 1151m sq.)

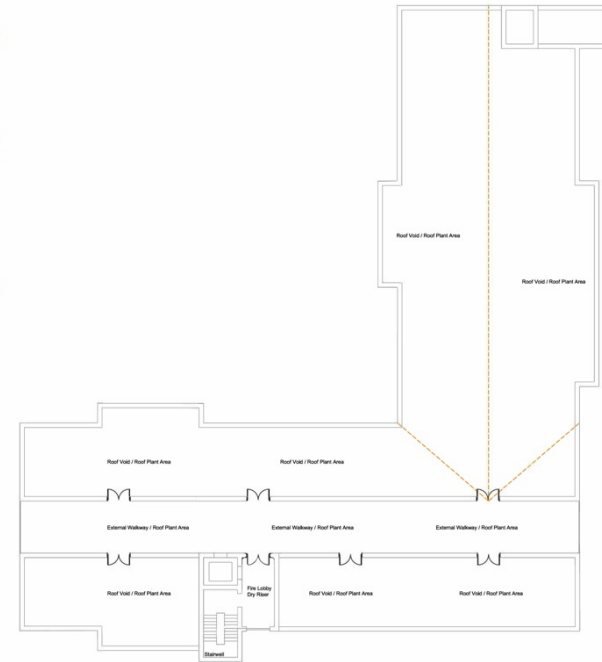
Block A - (TY SEREN)

Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed Second Floor Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL10



Planning Drawing

Block A - (TY SEREN)

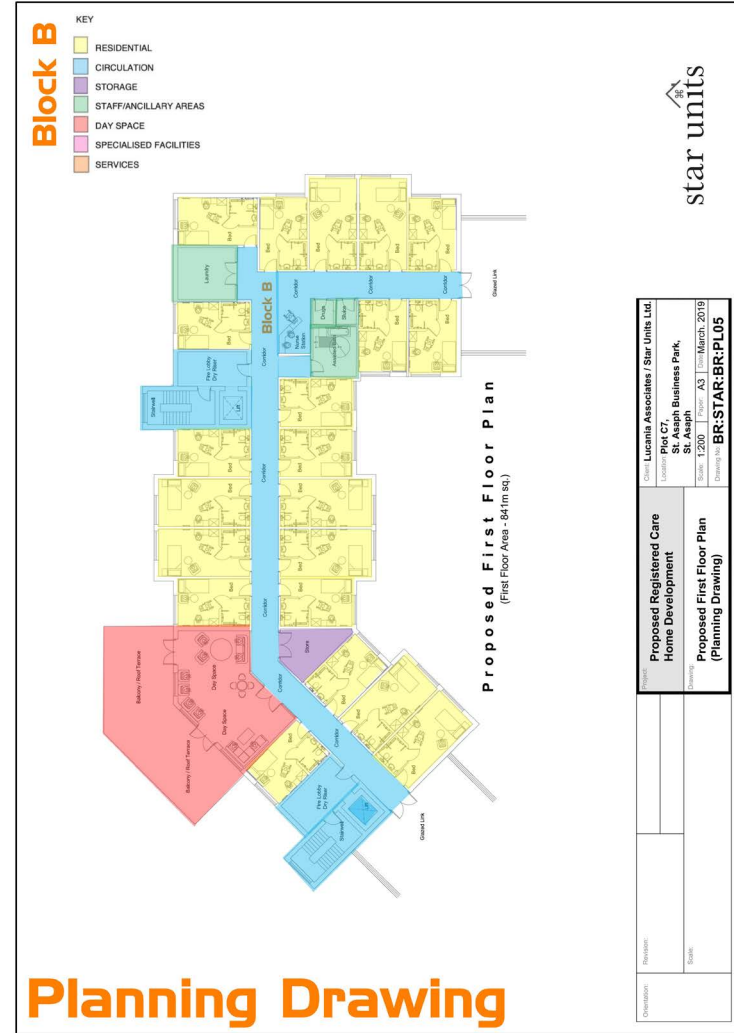
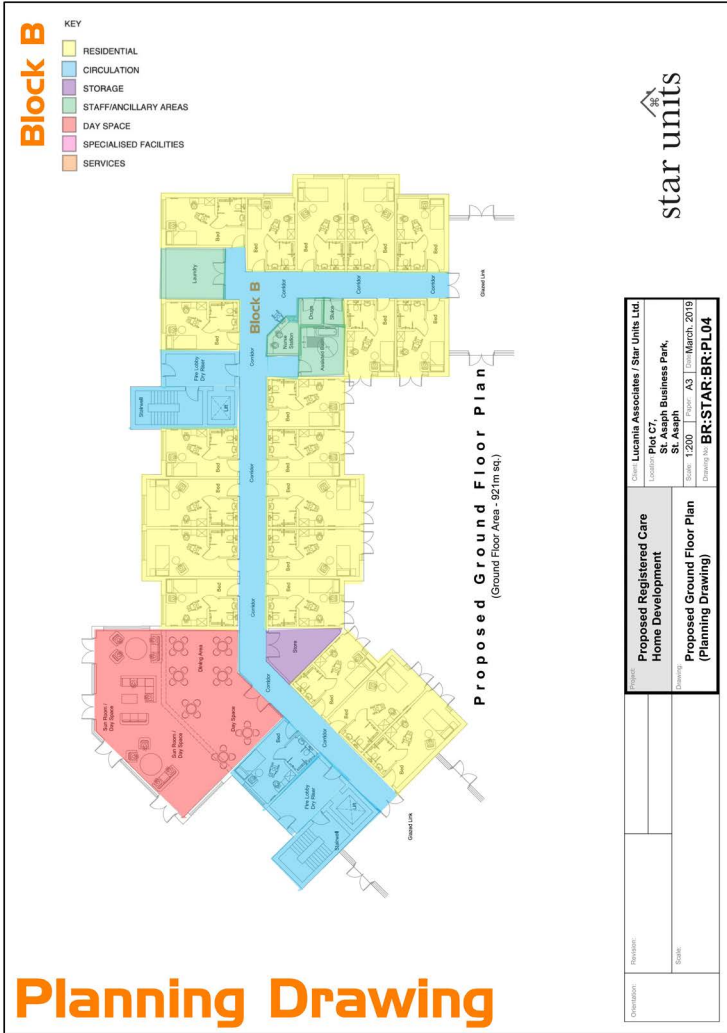


Proposed Roof Plan

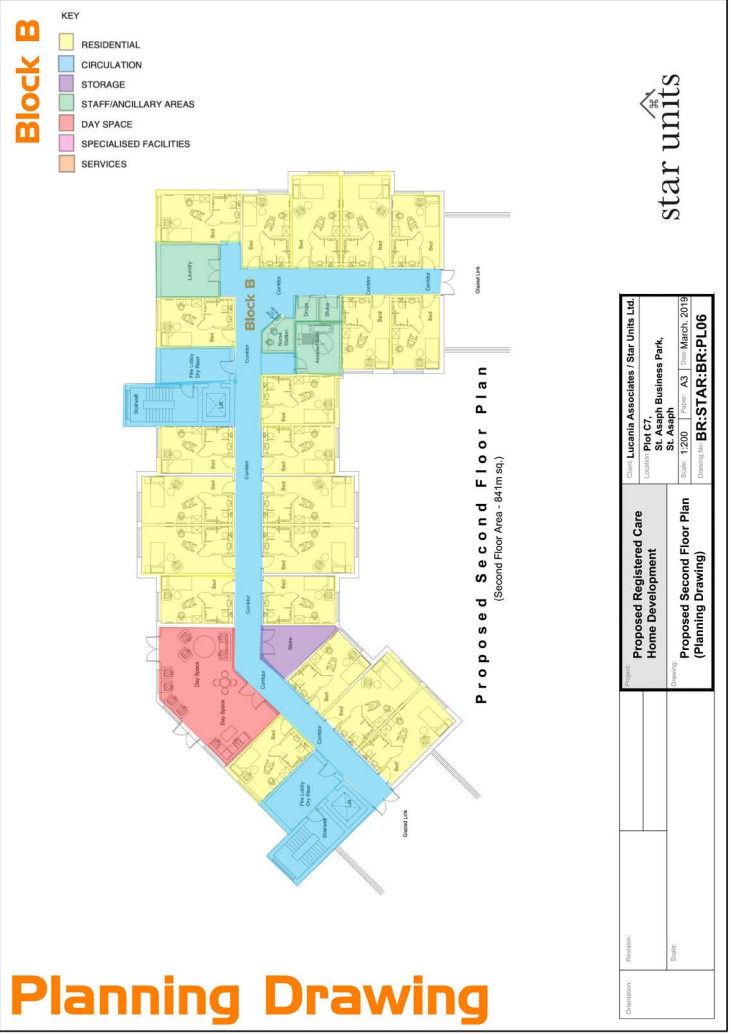
Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed Roof Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL11



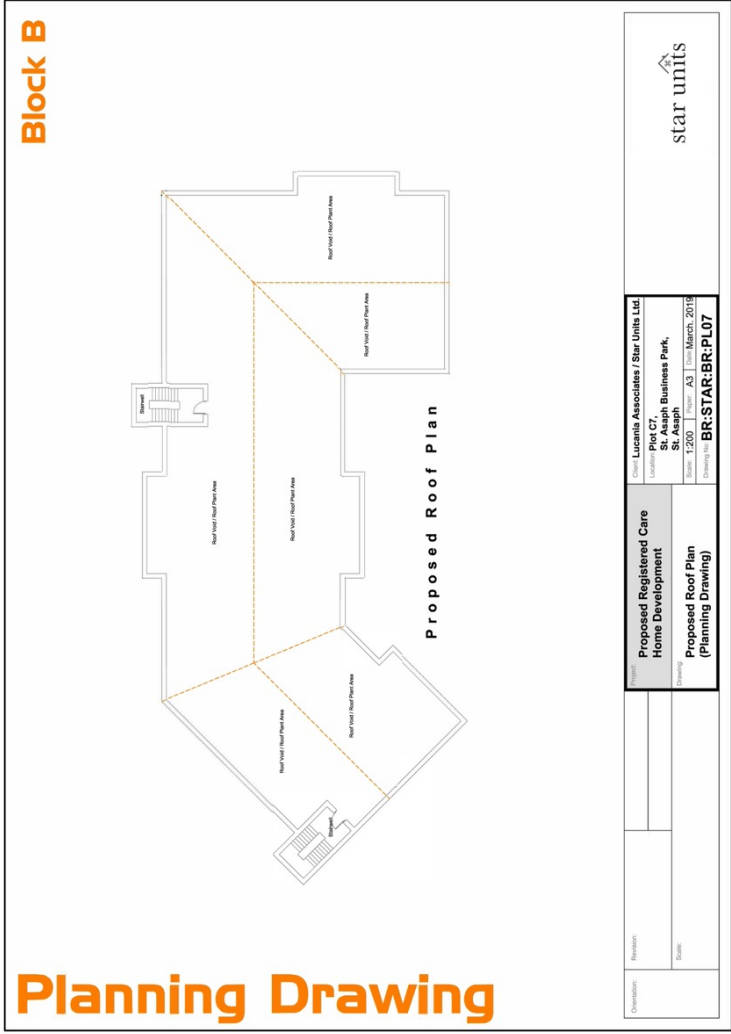
INDICATIVE FLOORPLAN BLOCK A– SECOND AND ROOF



INDICATIVE FLOORPLAN BLOCK B – GROUND AND FIRST



Planning Drawing

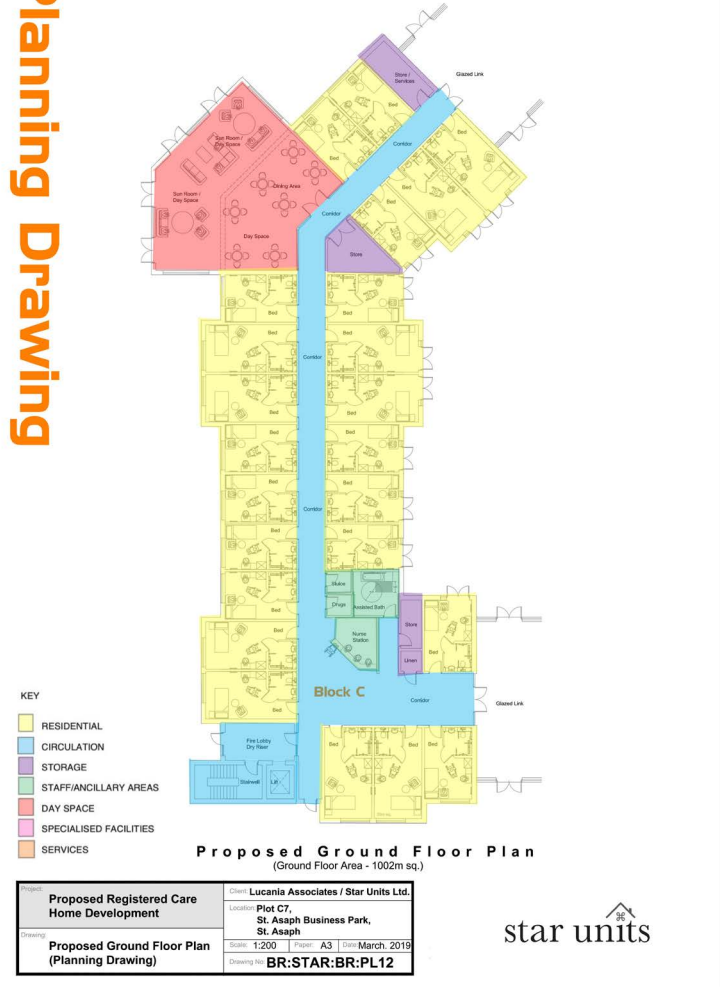


Planning Drawing

INDICATIVE FLOORPLAN BLOCK B – SECOND AND ROOF

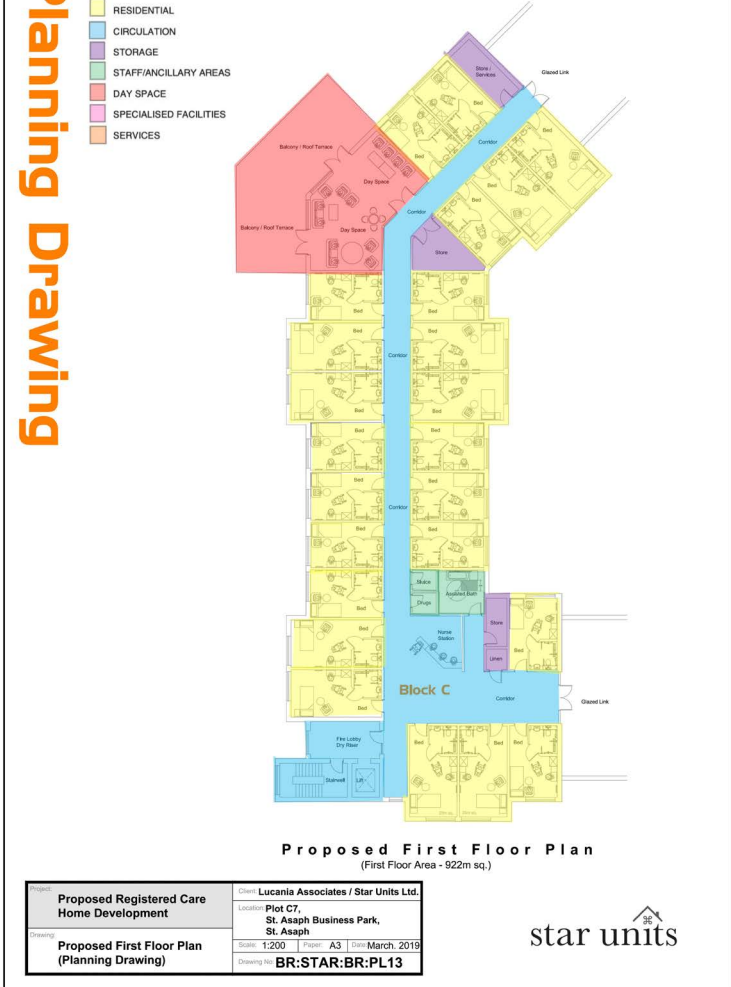
Planning Drawing

Block C



Planning Drawing

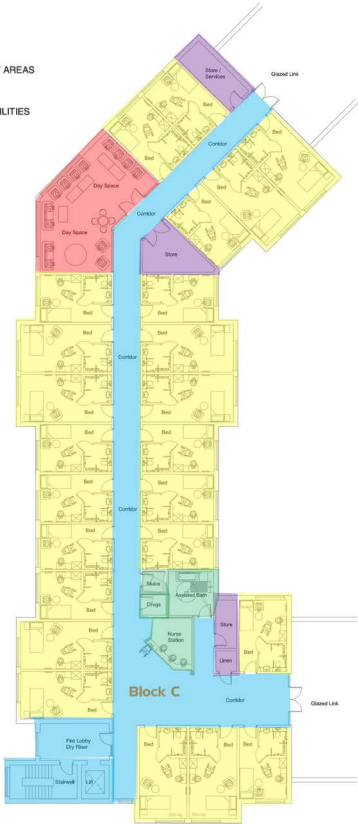
Block C



INDICATIVE FLOORPLAN BLOCK C – GROUND AND FIRST

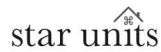
Planning Drawing

- KEY**
- RESIDENTIAL
 - CIRCULATION
 - STORAGE
 - STAFF/ANCILLARY AREAS
 - DAY SPACE
 - SPECIALISED FACILITIES
 - SERVICES



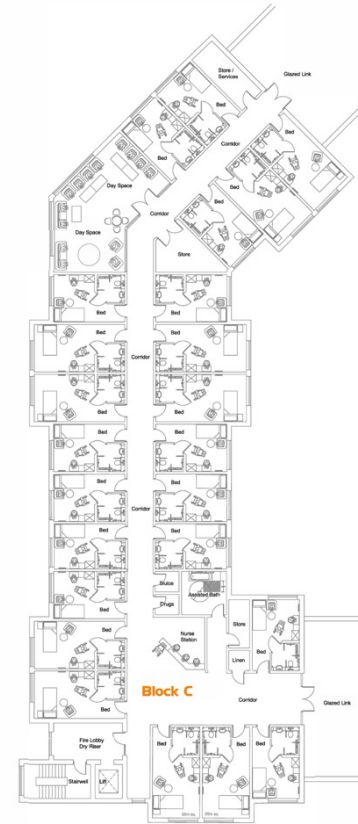
Proposed Second Floor Plan
(Second Floor Area - 922m sq.)

Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed Second Floor Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL14



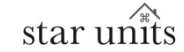
Block C

Planning Drawing



Proposed Second Floor Plan
(Second Floor Area - 922m sq.)

Project: Proposed Registered Care Home Development	Client: Lucania Associates / Star Units Ltd.
Location: Plot C7, St. Asaph Business Park, St. Asaph	
Drawing: Proposed Second Floor Plan (Planning Drawing)	Scale: 1:200 Paper: A3 Date: March, 2019 Drawing No.: BR:STAR:BR:PL14



Block C

INDICATIVE FLOORPLAN BLOCK C – SECOND AND ROOF

THE DEVELOPER | K & C CONSTRUCTION | PURE

Pure Homes is a privately-owned award-winning company located in St Asaph, North Wales. Over the years, our commitment to quality and customer service has meant that they have become one of the leading developers in North and Mid Wales and the Northwest of England, building homes there for over 30 years.

K & C Construction is the contracting arm of Pure.

CASE STUDIES – ASSISTED LIVING/EXTRA CARE



LLANFAIRFECHAN CONWAY

- 46 extra care apartments
- 'Excellent' BREEAM rating



BALA GWYNEDD

- 30 extra care apartments
- Communal amenities including dining room and hair salon



RUTHIN DENBIGHSHIRE

- Two blocks comprising a total of 21 extra care apartments
- 'Very Good' BREEAM rating



ABERGELE CONWY

- 49 extra care apartments
- 'Excellent' BREEAM rating

OFFERS

Turnkey or Design and Build offers are preferred subject to operators bespoke final design and layout. Such offers can be either on a long leasehold forward commit or pre-let basis on institutional lease terms to be agreed.

Offers will also be considered for individual plots, subject to negotiation.

VAT

VAT will be payable on a freehold site sale.

EPC

Not required.

FURTHER INFORMATION

[CLICK HERE](#) to access the SharePoint link of additional information including:

- Drawings
- Plans
- Reports
- Demographic Research
- Market Analysis Report

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.