



## CARE HOME DEVELOPMENT SITE

Land At The Bedford, St John's Road Buxton, Derbyshire  
SK17 6XG

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An excellent opportunity to acquire a vacant care home occupying a prominent high street location close to central Buxton

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# Opportunity Highlights

# Opportunity Highlights

An excellent opportunity to acquire a vacant 40 bed care home occupying a prominent high street location close to central Buxton

- Strong micro location
- Prominent roadside frontage
- Opportunity to develop or refurbish into an elderly care / specialist care home
- Lack of operating elderly care or specialist homes within a 15-minute drive time catchment area
- Redevelopment potential



The property is available freehold



Site area of c. 0.9 acres



Strong micro location and position close to the centre of Buxton



160m of prominent roadside frontage



Corner position on St John's Road & Park Road



Former 40 bed specialist care home with existing floor area of 24,600 sq ft



Home has previously had planning permission granted for conversion to a new specialist care home including residential accommodation



Undersupply of care homes in the area

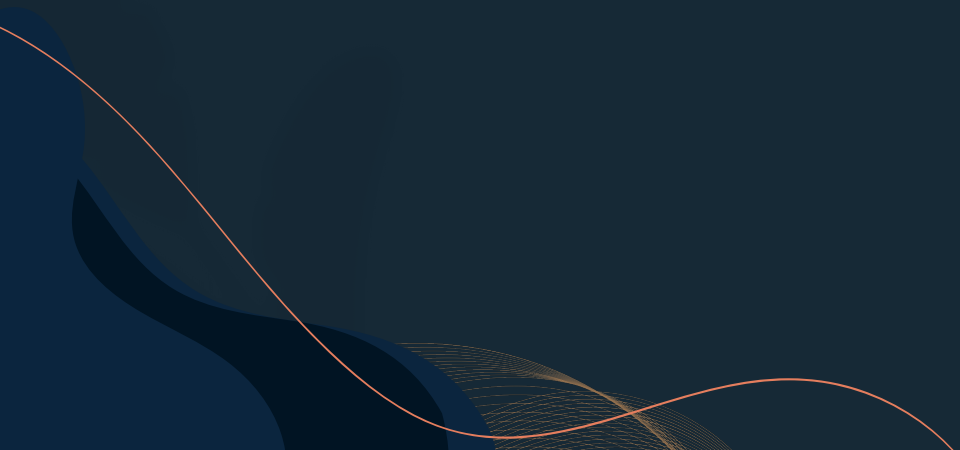


Buxton railway station located a 10-minute walk from the site



Near to the amenities of Pavilion Gardens, one of the lead attractions in the area

# Location





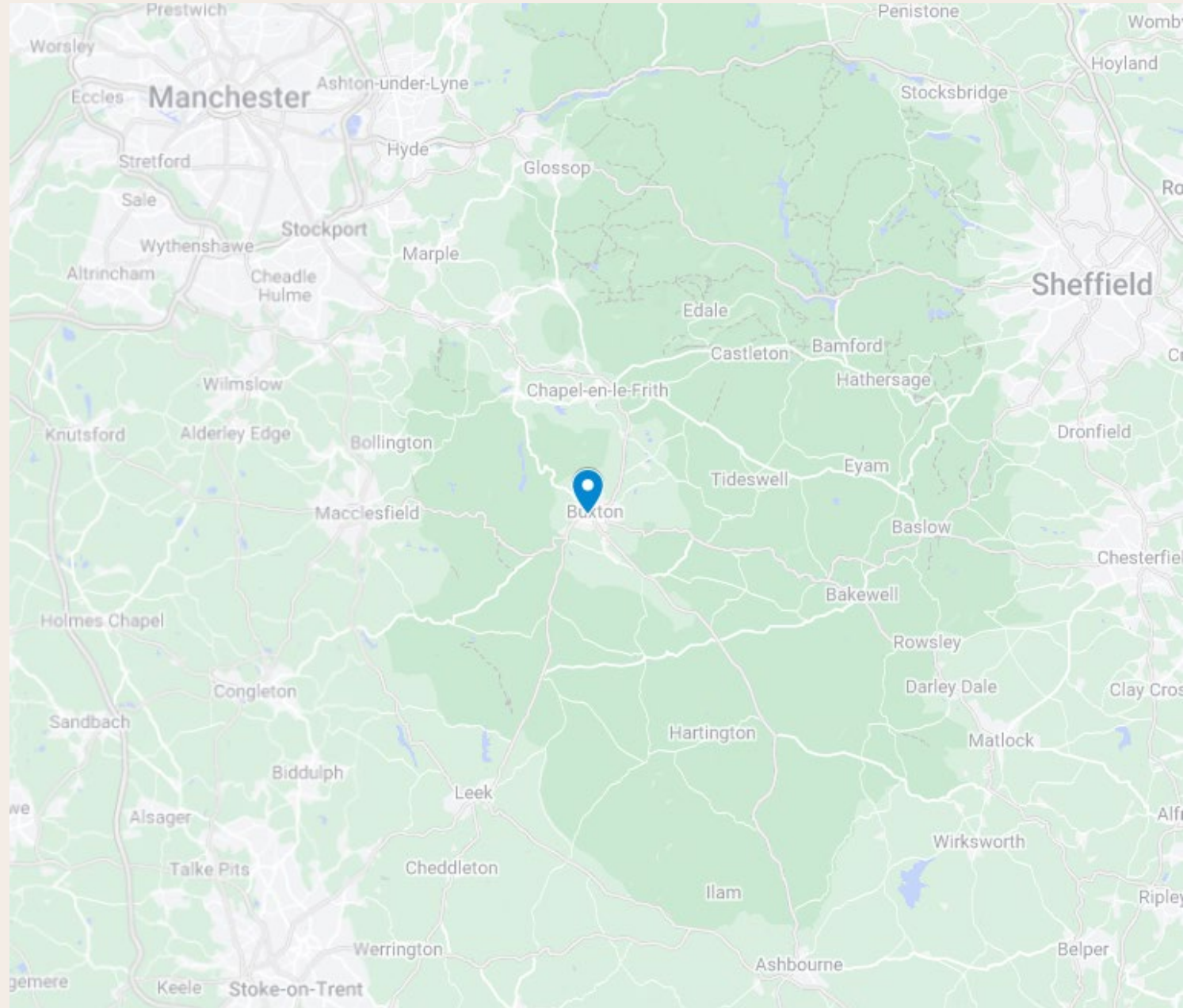
# Macro Location

Land At The Bedford, St John's Road Buxton, Derbyshire SK17 6XG

Buxton is a spa town in the Borough of High Peak, Derbyshire, in the East Midlands. It is on the edge of the Peak District National Park and is situated c. 20 miles southeast of Manchester, 20 miles west of Sheffield and 20 miles northeast of Stoke-on-Trent.

The town benefits from Buxton railway station which provides services to Stockport and Manchester along the Buxton line. The town is connected via the A53 which leads southwest to the M6, the A6 which leads north to Manchester and east to Sheffield via the A621. There are multiple bus routes that serve Buxton and nearby towns such as Ashbourne as well as the Peak District National Park.

In addition to the renowned National Park, Buxton is also known for the geothermal spring which attracts visitors and serves as the source of Buxton mineral water.





# Micro Location

**Land At The Bedford, St John's Road Buxton, Derbyshire SK17 6XG**

The site is located on St John's Road, one of the central roads in Buxton, at the junction with Park Road. The site benefits from 160m of prominent roadside frontage and is located opposite Pavilion Gardens, one of the main attractions in the town comprising 23 acres of picturesque lakes, gardens and landscaped grounds.

The surrounding premises are residential in nature and the subject site occupies a sought-after location in Buxton, being only a 10-minute walk from Buxton railway station.

The site is accessed directly from St John's Road and benefits from two bus stops a three-minute walk from the property.



**Sought after location**



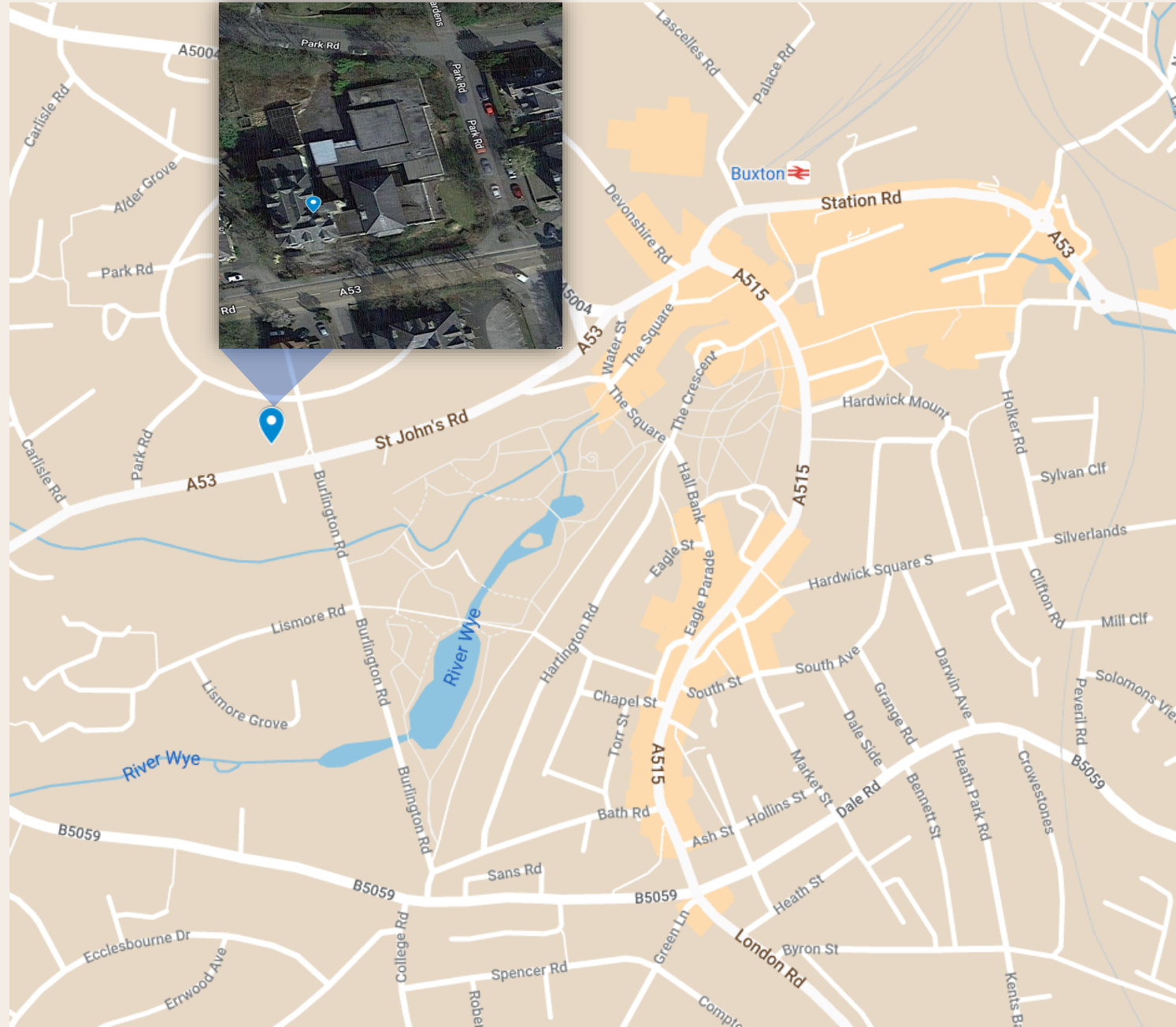
**160m of prominent roadside frontage**



**10-minute walk from Buxton railway station**



**Opposite the amenities of Pavilion Gardens**



# The Site & Site Plan



# The Site & Site Plan

The Bedford comprises a former 40 bed specialist care home located on St John's Road, Buxton. The home was operational as a care home for 'SCOPE' until 2008 when it was permanently closed and has remained vacant since. The home is arranged over four floors and comprises 24,600 sq ft on a c. 0.9 acre plot of land.

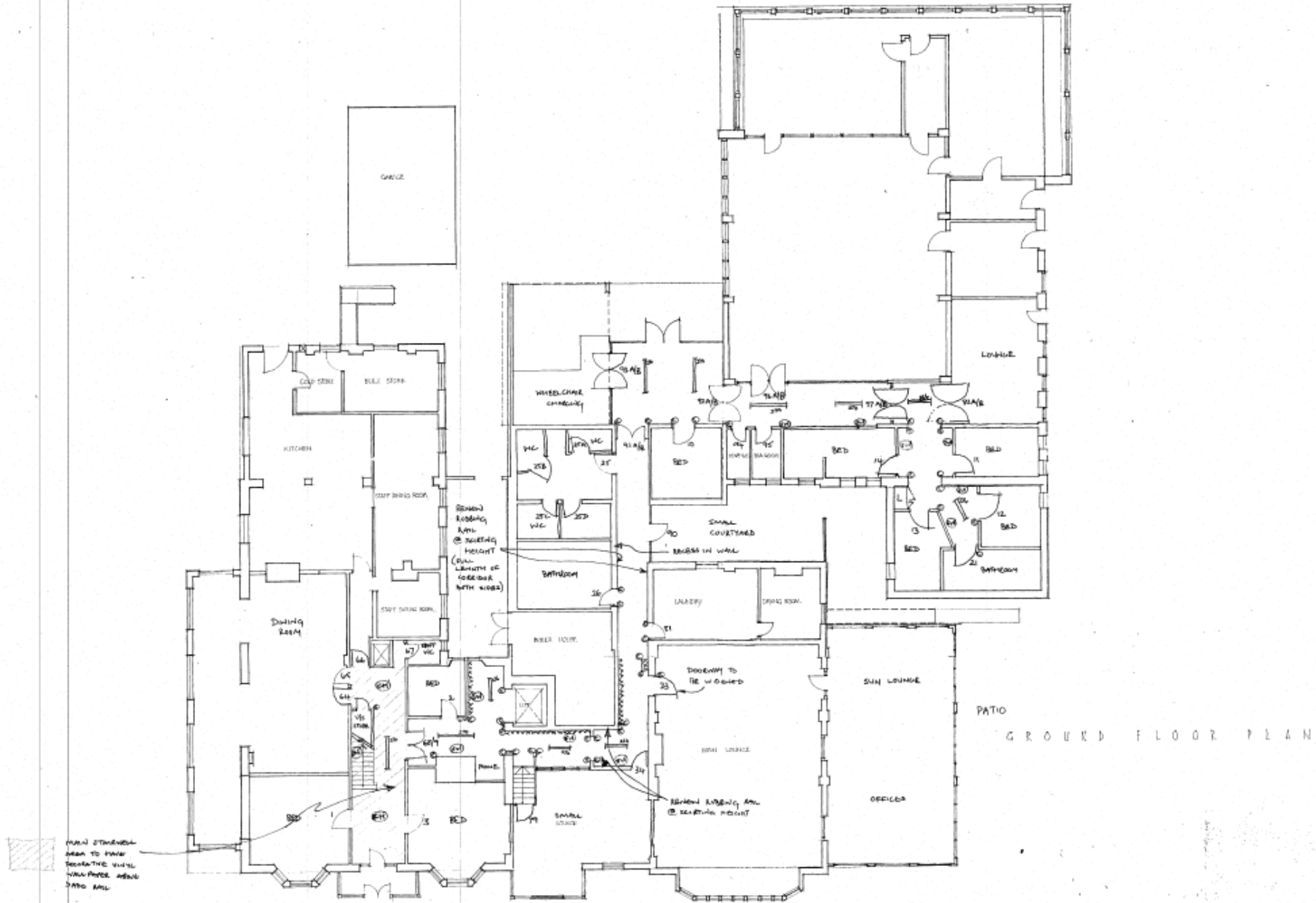
The home benefits from its location close to central Buxton and its prominent roadside frontage along St John's Road and Park Road. There is a lack of operating elderly care or specialist homes within a 15-minute drive time catchment area of the subject home and the subject site comprises sought after development land in the area.

The site is located in a conservation area however the existing property is not listed and has previously had planning permission granted in 2004 for conversion of the property into a new specialist care home with residential accommodation.

- The site is held freehold
- Existing building comprises 40 bed former specialist care home
- 24,600 sq ft existing area
- Approx. 0.9 acre site
- Redevelopment potential for a new elderly or specialist care home
- Planning permission previously granted for conversion to provide a new specialist care home including residential accommodation



# Floor Plans



MAIN STAIRS -  
PLAN TO PAIR  
SPECIFICALLY WITH  
WALL PANEL ABOVE  
PATIO AREA

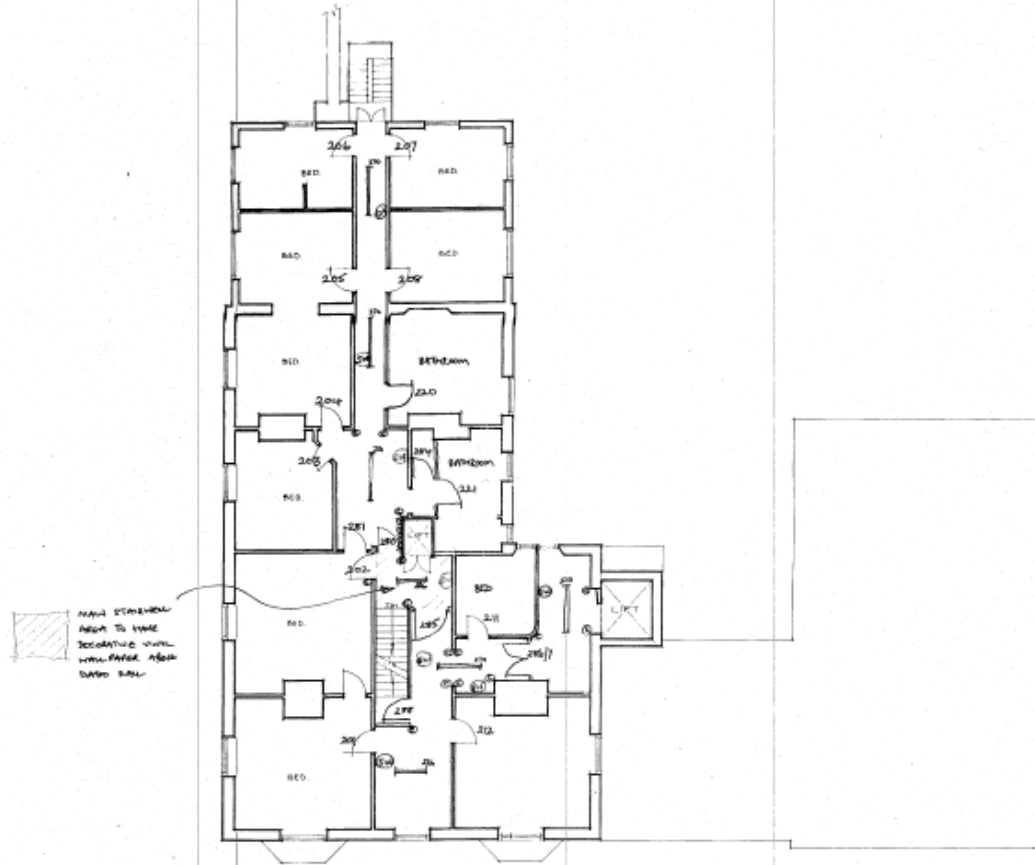
<b>KF</b> STRUCTURE CHANGING FOR NEW STAIR REVISIONS PLANNED/CHANGING WALL MOUNTED LUMINAIR COATED CEILING WORK HIGH IMPACT WALL COATING	REVISIONS		ARCHITECT
	A	LUMINAIRS REMOVED 14/3/11	BUXTON RESIDENTIAL CENTRE
	B	LUMINAIRS ADVISED FOR IMPACT WALL COATING AREA ADVISED 21/1/11	

DESIGNED	TC	04/95	DRAWING NO
CHECKED			01/002/018
SCALE	1:96		

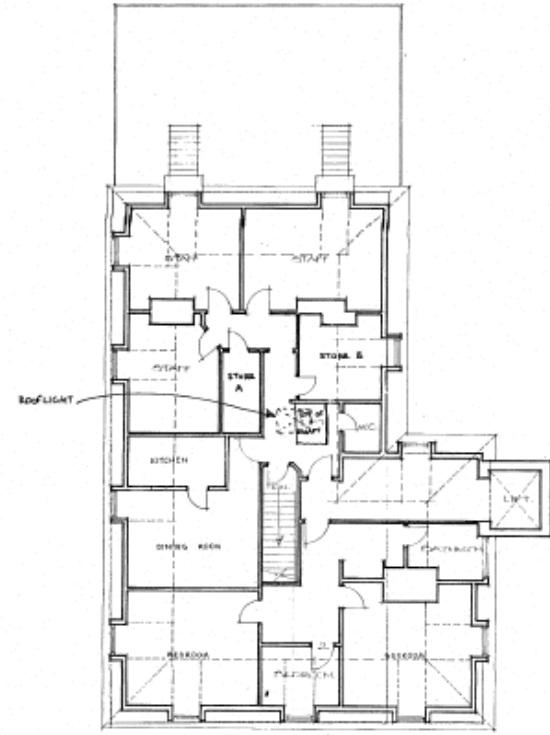


FIRST FLOOR PLAN

REVISIONS		ARCHITECT	BUXTON RESIDENTIAL CENTRE BUXTON DERBYSHIRE	
			DESIGNED	DRAWING No.
			DRAWN SEP 02	
			CHECKED	2742/c/s
			SCALE 1/8" = 1'-0"	



SECOND FLOOR PLAN



THIRD FLOOR PLAN.

KEY	REVISIONS	ARCHITECT
<p>WALL-MOUNTED LUMINAIRE - IN AND OUT FITTING AND PLUMBING</p> <p>CORRIDOR</p> <p>HIGH INTENSITY WALL COATING</p>	<p>A LUMINAIRES REVISED 10/1/95</p> <p>BED &amp; BATH AREA</p> <p>B LIGHT WALLS REVISED FROM SHIRT AREA WORKS REVISED 23/1/95</p>	

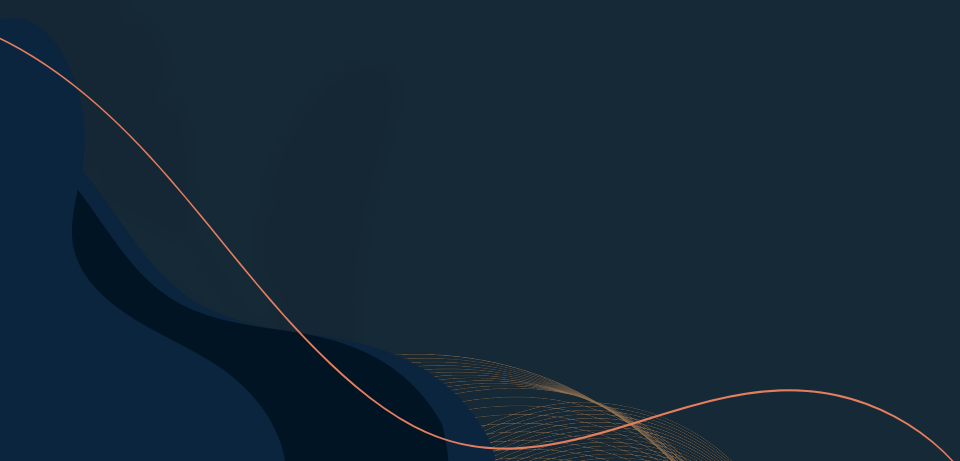
BUXTON RESIDENTIAL CENTRE,  
THE BEDFORD, 34, ST. JOHNS' RD.  
BUXTON, DERBYSHIRE.

DESIGNED			DWG NO
DRAWN	2	12/95	
CHECKED			
SCALE	1:50		BR/REF/038





# Contact



# Contact

## THE PROPOSAL

The property is available freehold. An excellent opportunity to acquire a vacant care home occupying a prominent high street location close to central Buxton.

Offers invited.

All documents can be found uploaded in the Knight Frank data room. All enquiries are to be addressed directly to the Knight Frank team.



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