

Aylesbury - Land North of Aston Clinton Road, Weston Turville, Buckinghamshire HP22 5AB
Freehold Land with Care Home Development Opportunity
Planning Approved for 85-Bed Care Home (C2 Use) with 35 Car Parking Spaces



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: POA
- VAT is applicable to this property
- Comprises plot of land with size of 1.4 acres approx.
- Planning approved in September 2021 for development of 85-bed care home (C2 Use) with car parking and landscaping
- GEA: 6,386 sq m (68,738 sq ft)
- The new development would include residents lounge, café, cinema, gym, hair and beauty salons, study rooms, communal terraces
- Located on A41 which provides direct link to Aylesbury town centre with retail occupiers including Tesco Superstore, Morrisons, Lidl, Starbucks, Costa Coffee, Lloyds Bank, Barclays and many more.
- This property is part of Taylor Wimpey's Aston Reach Development with up to 400 dwellings.



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Development Opportunity:

Property comprises vacant plot of land (1.4 acres approx) with planning approved for erection of a three-storey 85-bed care home (C2 Use) with car parking and landscaping. The property would provide 78 En-suite Rooms and 7 suites. Each floor benefits from communal dining, study and lounge. The basement has entertainment and exercise facilities.

The property will include:

- Residents lounge, cinema, café, gym and hair/beauty salon
- Admin offices, staff changing and rest room facilities
- Ancillary accommodation for servicing the building
- Parking facilities for staff, visitors and residents



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Approved Ground Floor:

The ground floor would provide the following accommodation and dimensions:

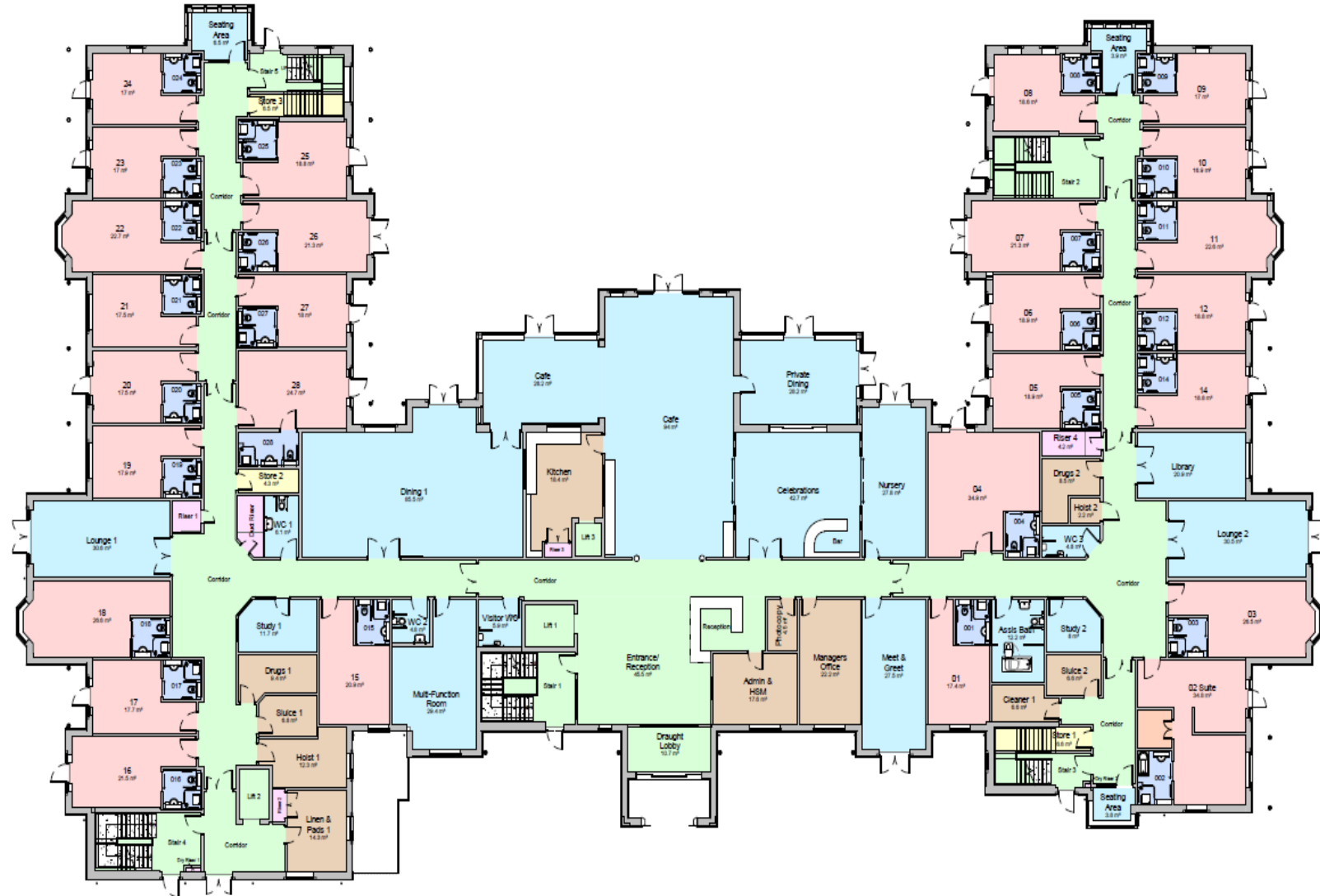
Residential Area: 26 En-Suite Rooms and 1 Suite

Communal Areas:

Dining & Private Dining, Café, Study Room, Celebration Room, Function Room, 2 Lounges, Meet & Greet Room, Library

Service Areas:

Offices, Kitchen, Housekeeping, Staff Rooms



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Approved First Floor:

The first floor would provide the following accommodation and dimensions:

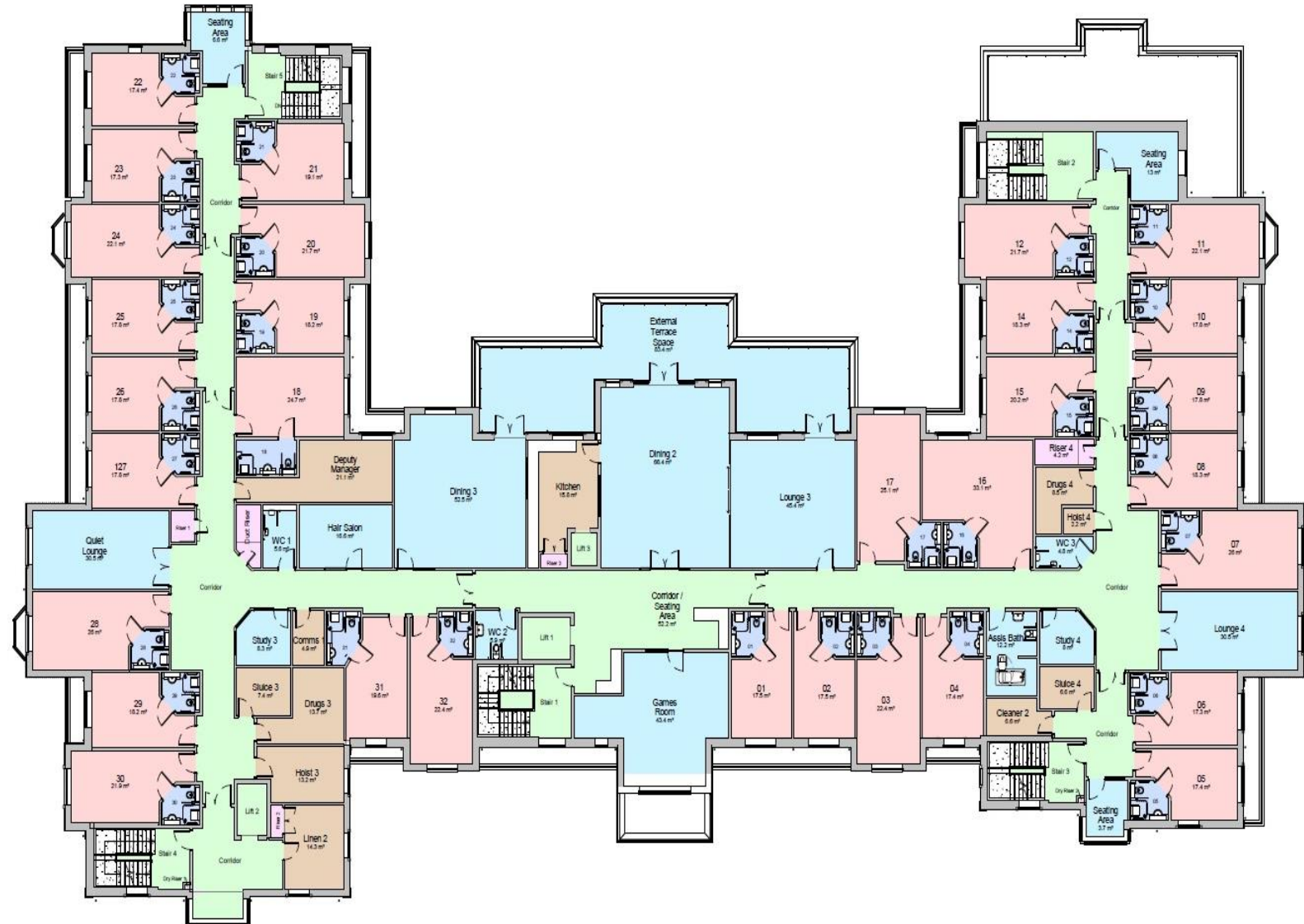
Residential Area: 31 En-Suite Rooms

Communal Areas:

Dining Rooms, Lounges, Hair Salon, Games Room, Study Room, External Terrace

Service Areas:

Offices, Kitchen, Housekeeping, Staff Rooms



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Approved Second Floor:

The second floor would provide the following accommodation and dimensions:

Residential Area: 21 En-Suite Rooms and 6 Suites

Communal Areas:

Dining Rooms, Lounges, Study, External Terrace

Service Areas:

Offices, Kitchen, Housekeeping, Staff Rooms



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Approved Basement:

The basement would provide the following accommodation and dimensions:

Communal Areas:

Gym/Yoga, Hair and Beauty Salon, Cinema, Therapy Suite, Plant Room

Service Areas:

Offices, Kitchen, Housekeeping, Staff Rooms



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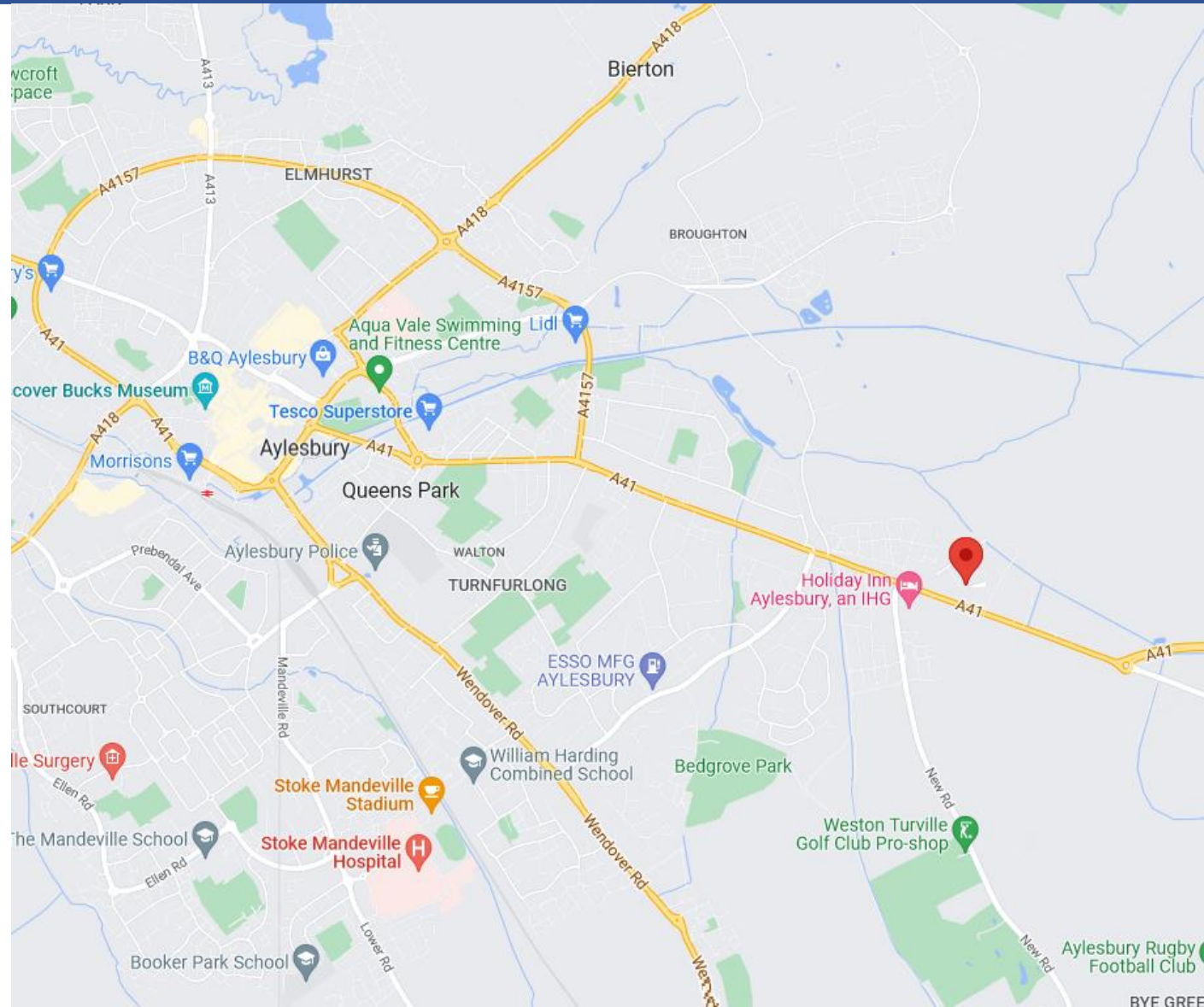
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Location:

Aylesbury is the county town of Buckinghamshire, South East England. It is home to the Roald Dahl Children's Gallery and the Waterside Theatre. The town is in central Buckinghamshire, midway between High Wycombe and Milton Keynes. Weston Turville is a historic village and civil parish in the Vale of Aylesbury. The property is located on A41 road which provides direct link to Aylesbury town centre with retail occupiers including Tesco Superstore, Morrisons, Lidl, Starbucks, Costa Coffee, Lloyds Bank, Barclays and many more.

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Contacts:

For further information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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