

70 BEDROOM CARE HOME DEVELOPMENT OPPORTUNITY IN THE LARGE VILLAGE OF EYE

LAND AT GREEN ROAD, EYE, PETERBOROUGH, CAMBRIDGESHIRE, PE6 7YR



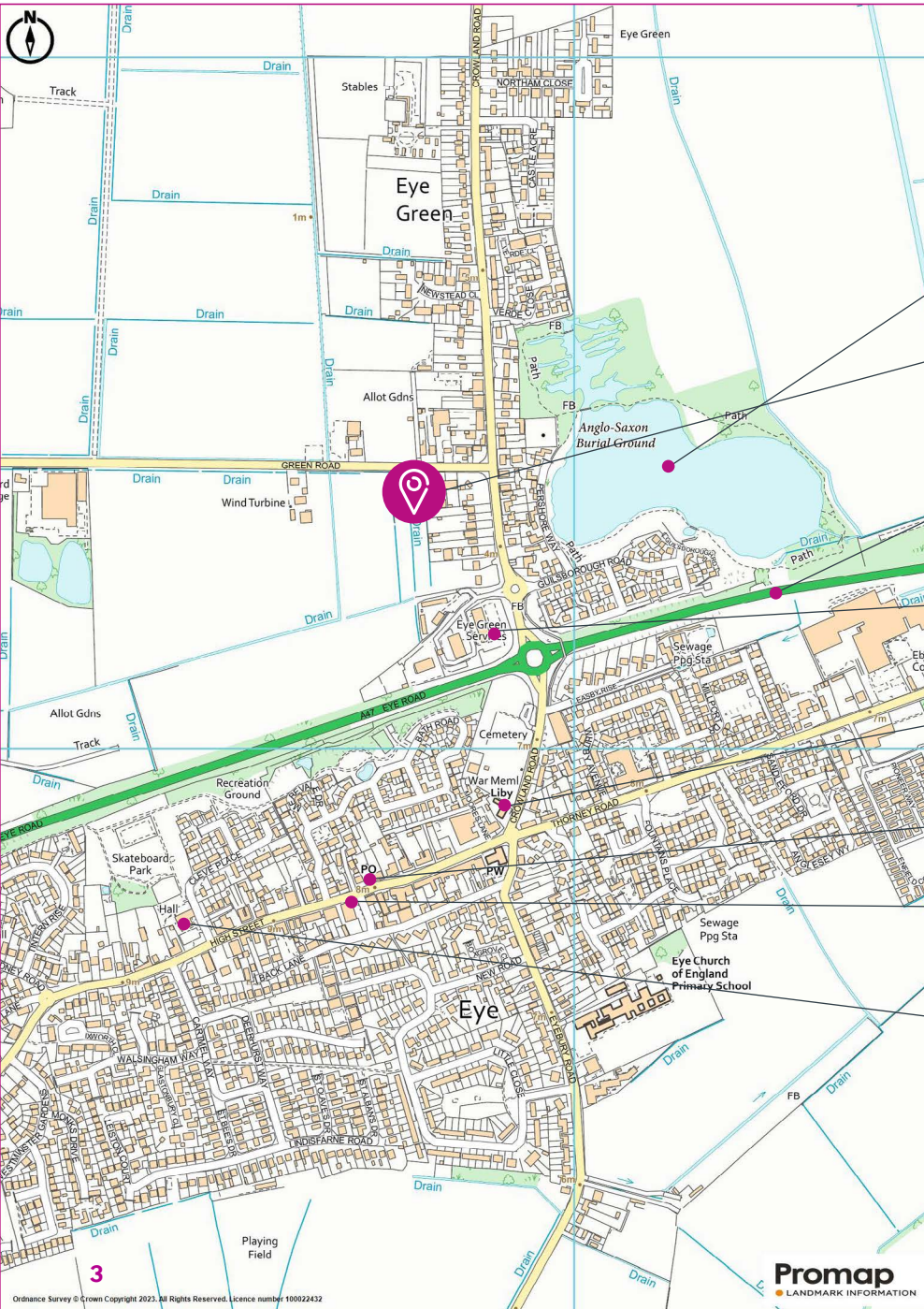
Indicative outline of the care home site

THE OPPORTUNITY

- 70 bedroom care home development opportunity (C2 Use)
- Full planning application submitted
- Decision anticipated in Q2 2024
- c. 1.16 acre site
- 100% en suite wet rooms
- Anticipated GIA of 3,281 sq m, equating to c. 46.8 sq m per resident
- Communal amenities including landscaped gardens
- Situated in the village of Eye, Cambridgeshire
- Located c. 9.5km north east of Peterborough
- Close to desirable amenities including a hotel, community centre, library, hotel, co-op, pharmacy and GP
- c. 400m from A47
- c. 9.1 km to Peterborough train station
- c. 150m to the nearest bus stop
- c. 4.5km to nearest GP services
- c. 8.6 km to Peterborough City Hospital



THE LOCATION



Eye Green Nature Reserve

Proposed care home

(Eye Road) A47: eastbound to Kings Lynn, westbound to Leicester

Hotel

Library

Post Office

Co-op

Community Hall

Eye is an attractive village situated c. 9.5 km to the north of central Peterborough, Cambridgeshire.

The large village boasts a number of desirable amenities including a community centre, library, Co-op, pharmacy, public house, cafes and a Travelodge. The Eye Green Nature Reserve is located to the north western boundary of the village and has a picturesque lake.

Nearby Peterborough has a Cathedral, theatre, museum and art gallery, retail shopping centres, cafes, restaurants, public houses, places to stay, schools and a range of leisure and cultural amenities.

The site is situated c. 400m from the A47, an arterial route though the county to Kings Lynn eastbound and Leicester westbound.

Peterborough train station is c. 9.1km from the site and has frequent services to Liverpool, Lincoln, Norwich and London Kings Cross.

There is a bus stop on Crowland Road, c.150m from the site entrance, which is currently served by the 37 and 608 bus routes to Peterborough and Spalding.

The Nightingale Medical Practice is the closest GP surgery, located c. 4.5km to the south west.

Peterborough City Hospital is c. 8.6km from the site and offers a range of departments and services including accident & emergency, dementia services and geriatric medicine.



SITE

The subject c. 1.16 acre site is currently used for agricultural purposes.

Immediately to the south and south west of the site is arable farmland, while to the north and north west there is an existing dwelling with garden and outbuildings.

The eastern boundary is formed of existing residential properties.

Access is granted from Green Road.

PLANNING

A full planning application was submitted by our client in May 2023 for a 'proposed 70 bed care home specialising in dementia care with lounges, dining areas together with associated amenity spaces, offices, staff accommodation, onsite car parking, bin and cycle storage'.

Planning reference: 23/00394/FUL

A decision is anticipated in Q2 2024.

Further information can be found on the [Peterborough City Council](https://www.peterborough.gov.uk/) website.

Floor plans and drawings can be downloaded from the SharePoint link on page 10.

The proposed care home is arranged over two storeys and comprises of 70 bedrooms. There is an anticipated GIA of 3,281 sq m, equating to c. 46.8 sq m per resident.

Lift access will be available to the first floor for residents, staff and visitors.

The proposed care home will benefit from landscaped gardens and surroundings. Drawing show the café, function room and lounge space on the ground floor will benefit from direct access to the landscaped gardens. Particular attention has been paid to promoting ecology and a wild flower meadow and proposed Ecology Chimneys are incorporated into the proposals.

Access to the care home will be granted from Green Road. A new road will be provided which has been previously approved via planning application 20/00809/FUL.

A 32 space car park has been provided to the north of the care home entrance.

GROUND FLOOR FEATURES

- 29 en suite bedrooms
- Lounge
- WC's
- Salon
- Nurses' station
- Secure lobby and open plan reception
- Dining room
- Stores
- Snug
- Commercial kitchen
- Café
- Quiet spaces
- Laundry
- Function room
- Consultation room

FIRST FLOOR FEATURES

- 41 en suite bedrooms
- Nurses station
- Lounge/dining room
- WC's
- Quiet spaces
- Stores

PROPOSED FLOORPLAN – GROUND

Floor plans and drawings can be downloaded from the SharePoint link on page 10.



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NOTES
1. This drawing is to be read in conjunction with the project brief and any other drawings or documents forming part of the project information.
2. The architect is not responsible for the accuracy of the information provided in this drawing.
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FOR DECISION PURPOSES ONLY
Subject to local authority, environment agency, highway, engineers and building control comment.
Noting that the architect is not responsible for the design, grading of land to be to suit engineer's design.
Redline boundary based on Ordnance Survey drawing No. 100019114.

Rev	Description	Date	By	Check
1	Issue for comment	14/03/11	JK	SKW
2	Issue for comment	16/03/11	JK	SKW
3	Issue for comment	16/03/11	JK	SKW
4	Issue for comment	16/03/11	JK	SKW

BLAIRWOOD

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Proposed name: Green Road Eye
Green Road Eye
Peabody Arkadia Ltd

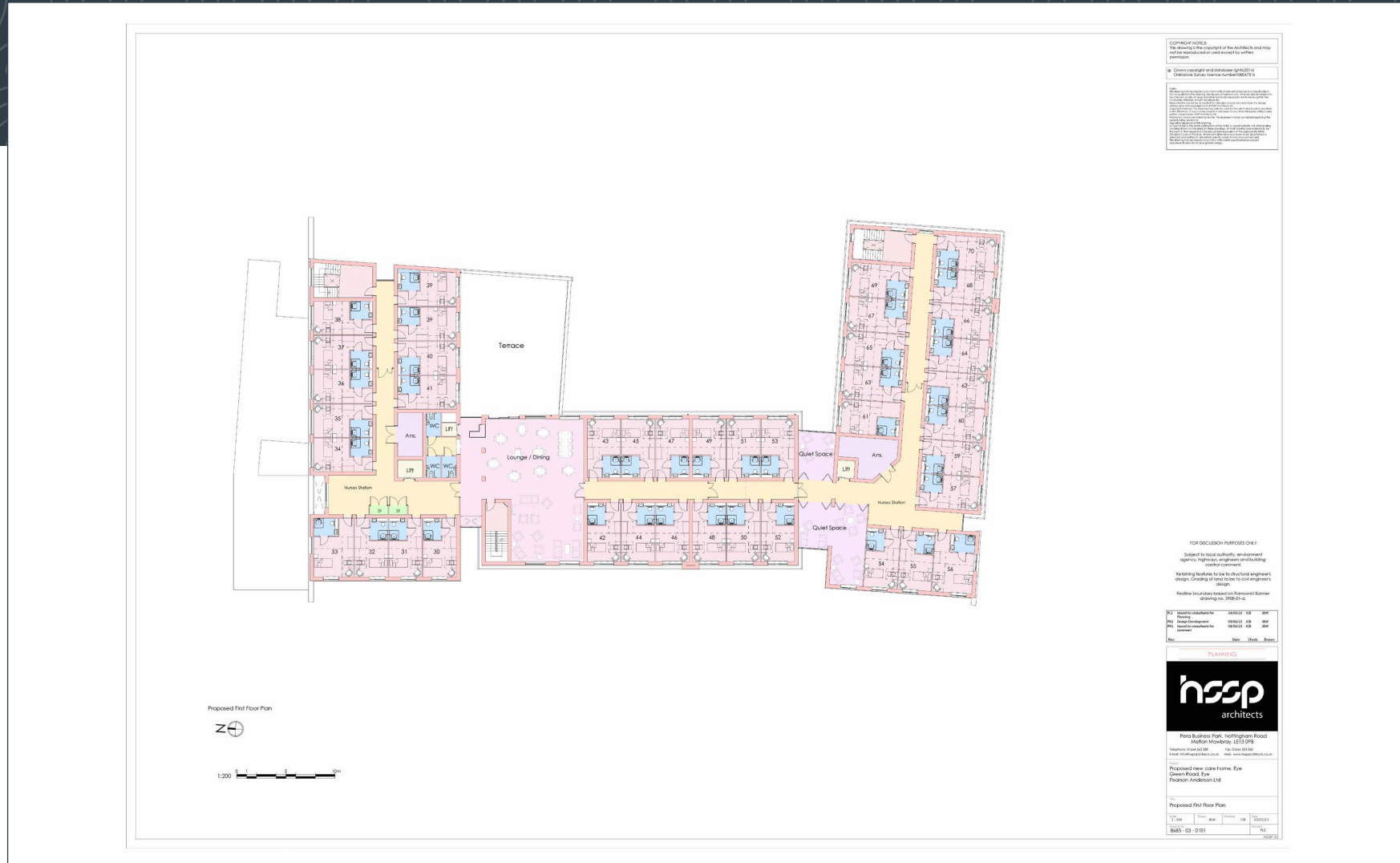
Proposed Ground Floor Plan

Rev	Description	Date	By	Check
1	Issue for comment	14/03/11	JK	SKW

8555-03-0100

PROPOSED FLOORPLAN – FIRST

Floor plans and drawings can be downloaded from the SharePoint link on page 10.



PROPOSED CARE HOME – CGI | VIEW FROM THE WEST

Floor plans and drawings can be downloaded from the SharePoint link on page 10.



Indicative CGI of the consented care home scheme

Artist Impression
View from the west

PROPOSED CARE HOME – CGI | INTERNAL VIEWS

Floor plans and drawings can be downloaded from the SharePoint link on page 10



OFFERS

Offers are invited for the freehold interest of the site, subject to planning permission being granted for planning application ref: 23/00394/FUL

Alternatively, offers are invited on a leasehold basis, subject to detailed planning permission and our clients delivering a completed development to an agreed specification.

Rental offers are invited on the basis of an institutional lease for a term of 35 years with annual RPI linked uplifts. It should be assumed that 'loose' furniture, fixtures and equipment will be the responsibility of the operator.

Interested parties should supply details of their operational experience and financial covenant.

ADDITIONAL INFORMATION

[CLICK HERE](#) for a SharePoint link of further information including:

- Floor plans and scheme drawings
- Supporting planning information

VAT

The site is not elected for VAT.

EPC

As per Government guidance, an EPC is not required as the vendor reasonably expects the existing building to be demolished and redevelopment to occur.

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