

Major New Home for Corporate Leasehold Market



A computer generated image of the new home - January 2008

A three storey 86 bedroom residential care home for the corporate leasehold market is being developed in an affluent part of Wiltshire.

The home is the first of its kind in England for London-based developers Cannon Capital Partnership LLP. Project managers are care home specialists Chessmann Consulting, of Cardiff.

Located in Salisbury where almost a quarter of the population is over 60, the development employs leading-edge construction techniques such as heat recovery and sprinkler systems. The modern contemporary design complements other surrounding buildings.

All bedrooms have en suite bathrooms equipped with shower and WC. The home includes six communal lounges, as well as a dining room, kitchen, laundry, additional bathrooms and administrative and staff facilities. The accommodation is generously-sized, with each room at least 16.3 square metres plus 3.5 square metres en suite, and approximately 5 square metres of day space per resident over the three floors.

The home will be let fully equipped with all fixtures and fittings on a 30 year lease. Construction is scheduled for completion in autumn 2008.

Chessmann Consulting have masterminded care home developments all over the UK; this is their second project for Cannon Capital.

“This is a very up market development, which is being built to an exceptionally high standard,” said Lee Bishop, managing director, Chessmann Consulting. “We’re delighted to be involved with such a prestigious scheme which is sure to prove attractive to care home operators.”

The Salisbury home is the second development begun in 2007 by Cannon Capital, the former owners of the Ashbourne Group which Cannon sold to Southern Cross in late 2005. Cannon is now focused on constructing new care homes for operation by independent operators and currently has schemes for over 400 beds under development or in the planning portal.

John Storey, managing partner of Cannon Capital, said: “Chessmann Consulting continues to provide us with an excellent professional service for our developments, and we are very pleased they are working with us on Salisbury and also our next two projects in Aylesbury and Stokenchurch, scheduled for construction in 2008.”