



**Thrive Living**  
*by Retirement Villages*

**We're on  
the hunt for new  
development sites.**

**We will deliver over 5,000 new homes  
over 40 new sites in the next ten years.**

**We create sustainable, integrated retirement  
communities that enable people to stay  
independent, active and connected, for longer.  
Places to live, belong and thrive.**

- We are a market leader, currently operating 16 retirement villages across the UK
- We are wholly owned and funded by AXA IM Alts, and acquire sites with 100% equity
- We are both a developer and operator with a long term vested interest in delivering high quality schemes
- We have an excellent track record for securing ambitious & well considered planning consents
- The product is non-competing with conventional market housing

# Do you have the perfect place?



## Suburban locations

- Edge-of-town/suburban sites
- Must be accessible by public transport and public footpaths
- Affluent cities and towns (£485 sqft plus)
- 5 acres +
- 100 to 200 units [90,000 sqft GIA to 250,000 sqft GIA]
- Typically 2–4 storeys
- Close to quality amenities



## Urban locations

- Affluent cities and towns (£500 sqft plus)
- Desirable town centre or edge of town centre locations
- Sites of 1.5 acres plus
- 80–150 units [90,000 sqft GIA to 200,000 sqft GIA]
- Typically 3–6 storeys
- Close to quality amenities

**We need partners like you to help us find substantial land opportunities to meet our ambitious plans.**

**We're interested in the right investment.**



## **Types of sites required**

- Stand-alone
- Mixed-use development
- Land assembly
- Sites with or without planning consent (either C2 or C3 use class)
- Part of wider development sites

## **The right deal**

- All sites bought with 100% equity
- Our preference is: 'Subject to planning' contracts
- We will also consider:*
- Unconditional purchases
- Forward funding

**We pay generous commissions for genuine & effective introductions that lead to successful land acquisitions.**

# Target locations

## Berkshire

Ascot  
Bracknell  
Cookham  
Maidenhead  
Newbury  
Reading  
Twyford  
Windsor  
Wokingham

## Buckinghamshire

Amersham  
Aylesbury  
Beaconsfield  
Chalfont St Giles  
Chalfont St Peter  
Gerrards Cross  
High Wycombe  
Marlow

## Cambridgeshire

Cambridge

## Dorset

Bournemouth  
Christchurch  
Ferndown  
Poole  
Wimborne Minster

## East Sussex

Brighton  
Hove

## Essex

Rayleigh  
Wickford  
Chelmsford  
Billericay  
Brentwood  
Epping

## Gloucestershire

Cheltenham

## Hampshire

Basingstoke  
Fleet  
Hartley Witney  
New Milton  
Petersfield  
Ringwood  
Romsey  
Winchester

## Hertfordshire

Berkhamsted  
Bishop's Stortford  
Borehamwood  
Bushey  
Cheshunt  
Harpenden  
Hemel Hempstead  
Hertford  
Hitchin  
Letchworth Garden City  
Rickmansworth  
St Albans  
Stevenage  
Watford  
Welwyn Garden City

## Kent

Canterbury  
Hythe  
Maidstone  
Royal Tunbridge Wells  
Sevenoaks  
Tonbridge  
Whitstable

## Oxfordshire

Abingdon  
Kidlington  
Oxford

## Somerset

Bath  
Clevedon

## Surrey

Ashted  
Bramley  
Camberley  
Caterham  
Chertsey  
Claygate  
Cobham  
Dorking  
Egham  
Epsom  
Esher  
Ewell  
Farnham  
Frimley  
Godalming  
Guildford  
Haslemere  
Horley  
Leatherhead  
Oxted  
Reigate  
Shepperton  
Sunbury-on-Thames  
Thames Ditton  
Walton-on-Thames  
Weybridge  
Woking

## Sussex

Eastbourne  
Crowborough

## Warwickshire

Kenilworth  
Royal Leamington Spa  
Stratford-upon-Avon  
Warwick

## West Midlands

Solihull  
Balsall Common

## West Sussex

Burgess Hill  
Chichester  
Haywards Heath  
Horsham  
Shoreham-by-Sea  
Worthing





*A part of AXA IM Alts*

To discuss possible site opportunities  
contact our development team directly:

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