

2026

Children's Day Nursery Requirements



Design
& Build

Busy Bees was established in 1983 and now operates 1000 centres globally including Singapore, Malaysia, Canada, Australia and North America and over 400 European centres. Busy Bees is the nation's leading nursery group, and we believe in giving children the best start in life.



Existing
Building
Conversion

Location:

Ideally located in areas of good quality family housing and proximity to schools, hospitals, supermarkets, and transport hubs in major centres.

Development Sites:

0.3-0.6 acres Turnkey/Design and Build options preferred.

Existing Buildings:

4,000 to 7,000 sqft (372 to 650 sqm) plus outdoor play area & a minimum of 15 on-site car parking spaces.

Planning:

User Class E - Planning permission not required for change of use from shops, offices, pubs, restaurants, medical, health services, creche or day centre to nurseries.

Tenure:

Freehold or Leasehold.

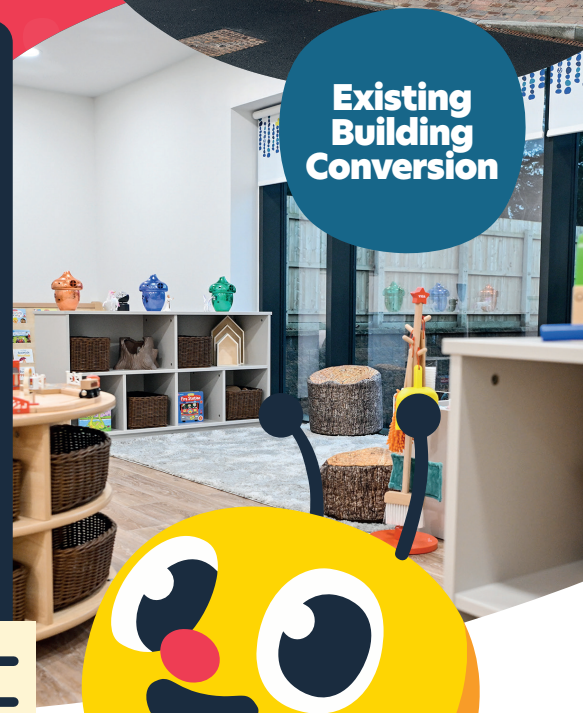
Covenant:

We're quality tenants, offering a strong covenant.

Introductory Fees:

Good incentive fees payable upon exchange and completion.

Fast decisions made



Russell Morgan

Senior New Sites Manager
+44 (0) 7811 850781
Russell.morgan@busybees.com

Sophie Hailey

New Sites Manager
+44 (0) 7967 851196
Sophie.Hailey@busybees.com

Vanessa Atkins

New Sites Administrator
Vanessa.atkins@busybees.com

David Linehan, ROI

Estates & New Sites Manager - Ireland
+353874522980
david.linehan@busybees.ie

* Fees only paid to property professionals on Legal Exchange & Completion, to be agreed in writing at time of instruction. Valuation/negotiation advice and monthly updates required to remain eligible.

Priority Targets 2026

Busy Bees are the UK's largest early years provider, and we are actively seeking new opportunities in the following locations. Other locations will be considered on merit.

BEDFORDSHIRE

Bedford
Leighton Buzzard
Luton

BERKSHIRE

Bracknell
Chalvey
Maidenhead
Reading
Wokingham

BUCKINGHAMSHIRE

Aylesbury
Marlow
Milton Keynes North
Milton Keynes South

CAMBRIDGESHIRE

Cambridge
Ely
ST Neots

CHESHIRE

Chester
Nantwich

EAST/WEST MIDLANDS

Derby
Kettering
Lichfield
Rushden
Shrewsbury

EAST SUSSEX

Hailsham
Hastings
Polegate

ESSEX/THURROCK

Benfleet
Billericay
Braintree
Brentwood
Chelmsford
Epping
Hockley
Lexden
Southend
Southend - On-Sea
Stanford-Le-Hope

HAMPSHIRE

Farnham
Warren Heath
Winchester
Yateley

HERTFORDSHIRE

Abbots Langley
Berkhamsted
Bishop's Stortford
Hitchin
Hoddesdon
Potters Bar
Rickmansworth
ST. Albans
Ware
Watford
Welwyn Garden City

KENT/MEDWAY

Borden
Gillingham
Tunbridge Wells

LONDON

Barnet
Beckenham

Bexley
Bromley
Harrow
Hayes
Hornchurch
Ilford
Morden
Pinner
Purley
Ruislip
Stanmore
Twickenham
Uxbridge
Wallington

NORFOLK

Norwich

NORTHWEST

Manchester

OXFORDSHIRE

Thame

SOMERSET

Twerton

SURREY

Caterham
Coulson
Guildford
Horley
Kenley
Slough
Tadworth
Whyteleafe

WEST SUSSEX

Crawley
Horsham
Worthing

WILTSHIRE

Swindon

YORKSHIRE

York



We're always looking for new sites to build on our strong existing development pipeline. With your help we are looking to expand our portfolio further following successful recent openings in Bagshot, Leamington Spa, Cricklewood, Aylesbury, Stansted Mountfitchet and in Ireland Stillorgan.



Scan the QR code to watch a fly through for a recent new build, incorporating a number of sustainable initiatives

