

# FOR SALE

## Lydney & District Hospital

Grove Road, Lydney, Gloucestershire, GL15 5JE

**alder king**

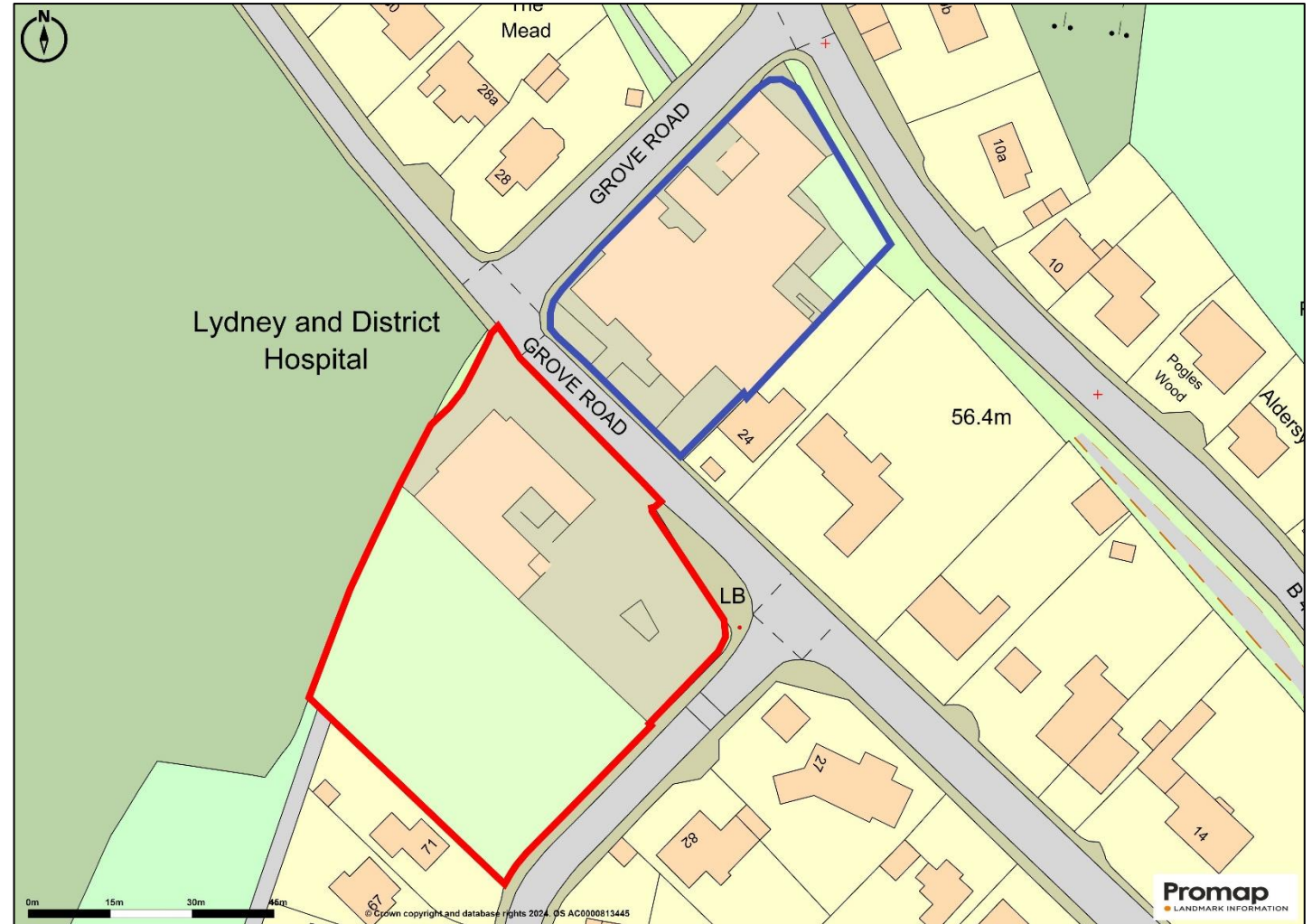
PROPERTY CONSULTANTS

- Existing medical facility with alternative use potential including residential, extra care and education (subject to planning)
- Refurbishment and or new build opportunity
- Site 1 – 0.55 Acres & Site 2 – 1.03 Acres

# Summary

## Development Opportunity

- Elevated position within a popular residential location (Settlement Boundary).
- Existing medical facility with refurbishment and new build alternative use potential including residential, extra care and residential (subject to planning).
- Site 1 - Main Hospital - 0.55 acres.
- Site 2 - Outpatients and Physiotherapy - 1.03 acres.
- Offers invited for the whole or individual sites on unconditional or subject to planning basis.



# Location

Lydney & District Hospital is located either side of Grove Road approximately 0.6 miles northwest of the town centre via Bream Road (B4231).

Site 1 (Main Hospital Facility - edged blue) is situated between Grove Road and the B4231.

Site 2 (Outpatients & Physiotherapy - edged red) is located at the junction of Grove Road and Templeway West.

The immediate area is a popular residential location situated close Lydney C of E Primary School.

**Chepstow**



**8.8 miles**

**Gloucester  
City Centre**

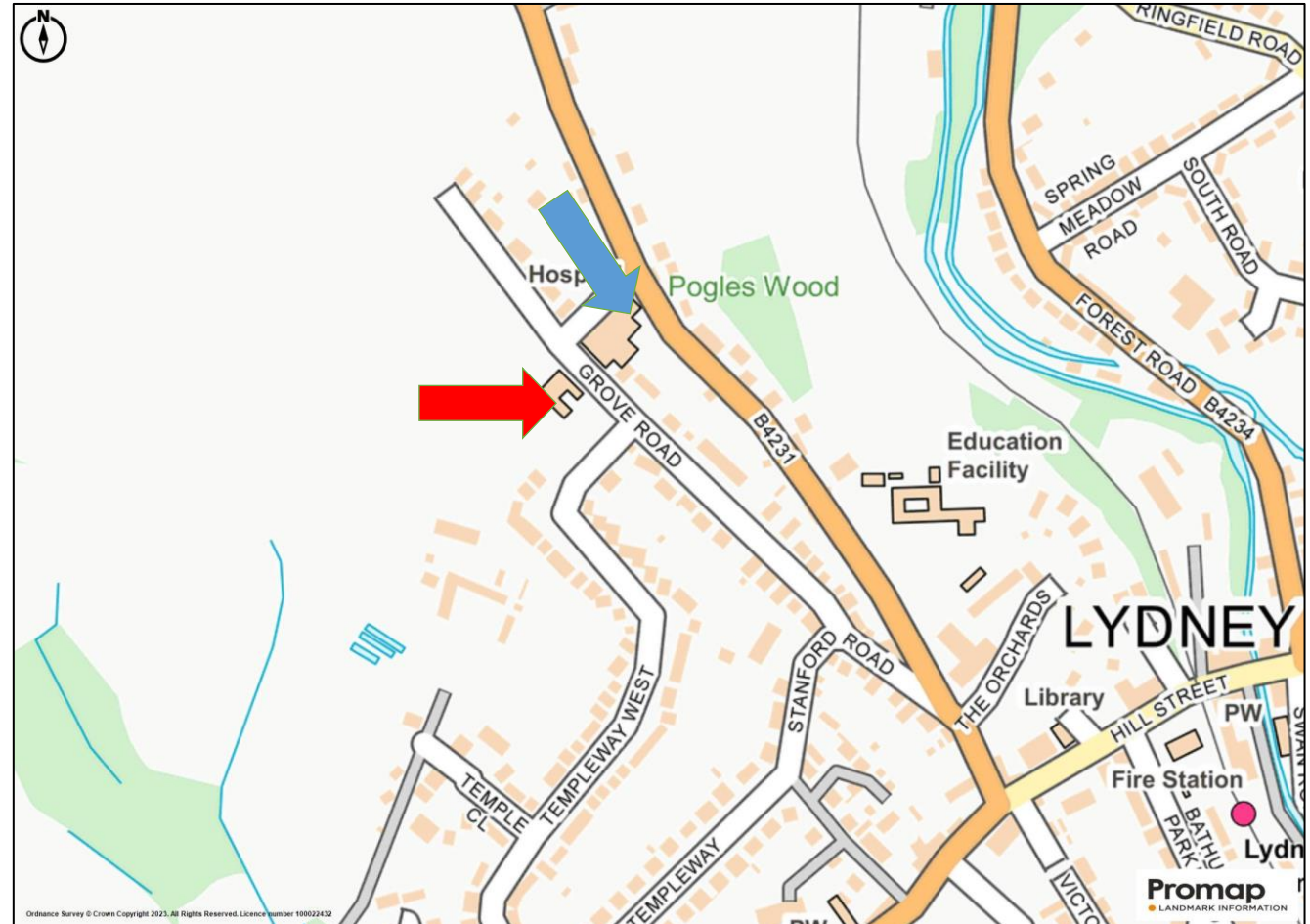


**19.4  
miles**

**M48 J2**



**11 miles**



# Accommodation

## Description

### **Site 1 (edged blue)**

The original hospital building, which is a non-designated heritage asset, dates from circa 1914. The building has stone elevations incorporating front bay windows and a central entrance beneath a pitched roof with tile coverings and dormer windows.

There are single and two storey extensions/additions including a modular ward unit. The most modern section is the Minor Injuries Unit which backs onto Bream Road.

The ground floor internal areas provide waiting areas/receptions, wards and single patient rooms, treatment/consulting rooms, visitor facilities and ancillary areas including kitchen, staffroom, stores and cloakrooms. The two first floor sections include offices and the former operating theatre.

### **Site 2 (edged red)**

The Outpatients and Physiotherapy section includes a car park and an adjoining undeveloped parcel of land (adjacent to Holms Farm which benefits from outline planning approval for 29 new dwellings and the restoration of a farmhouse).

The facility comprises a blockwork constructed building which has been linked to a modular section. The elevations incorporate metal casement and UPVC windows and the roofs are flat or sloping with asphalt coverings.

The internal areas provide reception with waiting area, treatment/consulting rooms, offices, physiotherapy/gym and ancillary areas including staff facilities and stores.

## Services

We are advised that all mains services are either connected or available within the public highway. There is also a back-up oil-fired generator on the main hospital site.

We have not tested any service installations and interested parties must satisfy themselves independently as to the state and condition of such items. In addition, prospective purchasers should make their own enquiries of the relevant utility provider in respect of the service capacity for any refurbishment/development proposals.

### **Floor Areas (the measured survey confirms the following approximate Gross Internal Areas - includes the modular sections)**

#### **Site 1 - Main Hospital**

Area	Sq m	Sq ft
Ground Floor	1,218.81	13,119
First Floor 1	43.47	468
First Floor 2	352.21	3,791
<b>TOTAL</b>	<b>1,614.49</b>	<b>17,378</b>

The above excludes the undercroft storage and theatre plant room.

#### **Site 2 - Outpatients & Physiotherapy**

Area	Sq m	Sq ft
Ground Floor	467.41	5,031
<b>TOTAL</b>	<b>467.41</b>	<b>5,031</b>











# Planning | Rates | Technical Information | Terms

## Planning

The property has established use as a hospital including accommodation wards.

Any potential purchasers should direct enquiries regarding the existing and potential future uses to The Forest of Dean District Council Planning Department (01594 810000).

## Business Rates

The Valuation Office Agency website states 'Hospital & Premises'. The current rateable value is £74,000 effective from 1st April 2023.

Interested parties should make their own enquiries of the billing authority, Forest of Dean District Council, to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

[www.voa.gov.uk](http://www.voa.gov.uk).

## Technical Pack

The Sharefile/data room includes the following:-

- Copy of the Register of Title.
- Planning appraisal (includes a summary of the planning history).
- Site & Floor plans (pdf & DWG).
- Topographical survey.
- EPCs.
- Surveys/reports including Asbestos (re-inspection), Electrical Condition and Fire Risk Assessment and Action Plan.
- Evaluation Scoring Criteria (Financial and Social Committees).

## Tenure

Freehold (Title No GR166243).

## Purchase Price

Unconditional and subject to planning offers will be invited for the whole or individual sites. The Best and Final offers date will be confirmed during the marketing period.

All offers will be subject to assessment by the Financial and Social Value Committees.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester GL3 4AA  
[www.alderking.com](http://www.alderking.com)

**AK Ref:** PP/ld/N98654  
**Date:** April 2024  
**Subject to Contract**



## Philip Pratt

01452 627123  
07831 774 640

[pprat@alderking.com](mailto:pprat@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.