

FREEHOLD FOR SALE



LOCKSWAY ROAD, PORTSMOUTH, PO4 8LD

# ST. JAMES' HOSPITAL

APPROXIMATELY 25.00 ACRES (10.10 HA)



## LANDMARK DEVELOPMENT OPPORTUNITY

Grade II listed former hospital

Potential for a range of uses, subject to  
securing planning permission

Data Room available via Montagu Evans



# LOCATION

## Background

After many years of service, St James' Hospital, a former mental asylum that dates back to 1875, has been declared surplus to requirements. As such, we now have the pleasure of bringing this landmark development opportunity to the market, which has the potential to deliver a range of uses.

## Location

Portsmouth is a major regional hub and port city within Hampshire. The majority of the city is located on Portsea Island, one of the largest islands by population in the British Isles. It is located 15 miles to the east of Southampton and approximately 70 miles south west of London.

Portsmouth is famous for its 800 year maritime history, with its historic Naval Dockyard, being one of Britain's leading tourist attractions, attracting over a million visitors a year. The Dockyard includes Nelson's flagship, HMS Victory, the world's first iron warship and the Royal Naval Museum. Portsmouth is also home to the popular outlet retail and leisure destination of Gunwharf Quays.

The Property itself is located on the eastern side of Portsmouth on Portsea Island, approximately 2.2 miles to the west of the city centre and 3.0 miles to the west of Gunwharf Quays. To the east of the property are playing fields and the grounds of the University of Portsmouth's Langstone Campus. The Property can be accessed via Locksway Road to the south and Longfield Road to the north.

## Communication

The Property is well connected in terms of transport links. Fratton Station is located approximately 1.3 miles to the west of the Site, providing direct trains into London Waterloo, London Victoria and Southampton. To the south of the site along Locksway Road, there is a bus service which provides links into the City Centre.

It is located approximately 0.5 miles from A2030 (Eastern Road); 3.7 miles to A27 (providing access to Southampton, Chichester and Brighton); and approximately 5 miles to the A3(M) (providing links to the South Downs National Park, Guildford and London).

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. The Site                   | 5. HM Naval Base                 |
| 2. Milton Common              | 6. Portsmouth & Southsea Station |
| 3. Gunwharf Quays             | 7. Fratton Station               |
| 4. Portsmouth Harbour Station |                                  |



# DESCRIPTION

The site is currently occupied by a Grade II listed former hospital buildings (plus extensions), a Grade II listed chapel, a former care home (Forest Lodge) and a cricket pitch.

- The total site area extends to approximately 25.00 acres (10.10 ha).
- Freehold
- Vacant possession achievable by Autumn 2019
- The Site will be sold with the lease of the cricket pitch and pavilion in place to Portsmouth & Southsea Cricket Club

## Main Hospital Site

The Grade II former hospital building was first built as a Lunatic Asylum in 1876, with it opening in 1879. The hospital was originally designed to be fully self-sufficient and a 'home farm' was operated in the northern part of the building. The original building has been subject to various extensions over the years, with the boiler house being rebuilt between 1932 and 1952. Following the takeover by the NHS in 1948, modern buildings and extensions have been added around the hospital, which includes the Langstone Centre, Kestrel Centre, Fenhurst Ward and The Turner Centre.

The main hospital was designed by George Rake, a successful local architect who was active in the Portsmouth area. There are numerous examples of his work including inter alia Kingston Prison. The exterior building is constructed of red brick in English bond with stone dressings and terracotta embellishments and the windows are mullion and transom types with flatheads. The internal layout of

the main building has a pavilion and corridor plan, which are symmetrical and usual for Asylums at this period. The southern façade is of the highest architectural significance.

The northern side of the hospital is much more informal in layout and it was historically used as the service area. The strict symmetry and balance of masses of this area was abandoned against the practical requirements and are of much lower status. This is reflected by the fact that nearly all of the buildings are single storey and have plain sash windows (or modern ones). The historical significance of the buildings is far less than the main buildings.

According to Feilden and Mawson, the existing hospital building measures 212,201 sq ft (GIA). These are not to be relied upon and any intending purchaser must satisfy themselves as to the accuracy of the Gross Internal Area of the building.

The site encompasses a Grade II listed chapel that dates back to 1879.



# TOWN PLANNING

## Planning Policy

The site falls within the jurisdiction of Portsmouth City Council. The planning policy framework for Portsmouth is currently provided by The Portsmouth Plan (Core Strategy), adopted 2012 and a number of saved policies from the Portsmouth City Local Plan (2006).

Portsmouth are in the early stages of preparing a new Portsmouth Local Plan. As part of the Issues and Options document, the Property is included as part of a draft Site Allocation – St James' Hospital and Langstone Campus.

In conjunction with neighbouring landowners, NHS Property Services Ltd with Homes England and the University of Portsmouth prepared a Masterplan Framework Document, to outline the core development principles to guide and support any planning applications relating to the site. The document does not have any formal planning status. A copy of the draft document is included within the Data Room.

## Planning Considerations

The Property is not located within a Conservation Area, however the Property is subject to the following designations:

| St James Hospital and Attached Piers and Lamp Posts – Grade II listed;

| St James Hospital Chapel – Grade II listed;

| St James Cricket Ground – Asset of Community Value

| Tree Preservation Order – covers a number of the trees across the site.

*Milton Common Local Nature Reserve – Restoration and Management Framework*, found in the Data Pack, states that the St. James Hospital pays a contribution of £8,747 per home towards the mitigation and management of the nearby Milton Common.

In addition, any development on site will be required to pay towards the Solent Recreation Mitigation Strategy at the prevailing rates.

Portsmouth City Council adopted CIL in April 2012. The basic rate for C3 Use class is £105 per sq m and C2 Use Class is £53 per sq m. Please note that CIL regulations states that CIL must be indexed using the BCIS All-In Tender Price Index.



# DEVELOPMENT POTENTIAL

The site presents an outstanding redevelopment opportunity for residential use. The vendor has carried out extensive work to best prepare the subject site for redevelopment, whilst still affording the new owner the ability to design their own scheme.

The vendor has appointed LDA (Masterplanners & Planning Consultants), Feilden & Mawson (Listed Building Architects), WSP (Transport & Ecology) and Montagu Evans (Development Consultant) to prepare a feasibility study for a residential-led redevelopment of the site.

The feasibility study (included within the Data Room) indicates the site has capacity for:

| Listed Building conversion: 159 houses and apartments

| New Build: 140 houses and apartments

| Care Home (Forest Lodge)

In addition, a feasibility study has been prepared by Watkins Gray International LLP (Architect) and Nexus Planning (Planning Consultants) for Forest Lodge as a care home option for this element of the site.

It should be noted that this study is indicative only and it is not expected that this part of the site has to contain a 70-bed care home.

## Access

Vehicular access can be provided via Locksway Road to the south Longfield Road to the north. It is important to note that Solent NHS Trust has a right of access and egress via Longfield Road and must be maintained at all times during construction and beyond. Further information can be found within the Data Room.

## Services

We understand that mains services are connected to the site, although we advise that these have not been checked by Montagu Evans. We would recommend that prospective purchasers confirm the availability of services for their own proposals with the appropriate statutory undertaker.

# FURTHER INFORMATION

## Tenure

The site is for sale freehold, with vacant possession being made available from Autumn 2019.

The site will be sold with limited title guarantee.

## VAT

NHS Property Services has not elected to VAT on this site

## Method of Sale

The site is to be sold via informal tender.

Best offers 'subject to contract only' are invited for the freehold interest of the site. We will be seeking offers on the following bases:

1. Unconditional
2. Subject to Planning

Any offers that are conditional upon other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Offers are to be submitted in a plain sealed envelope with no form of identification of the bidder and marked 'Tender for St James'. All bids should be addressed to the following address:

**Montagu Evans**  
5 Bolton Street  
London W1J 8BA  
(For the attention of Howard Williams)

Offers are to be received by no later than **Midday Tuesday 18th September 2018.**

When submitting offers prospective purchasers are required to submit the following:

- Complete the detailed bid proforma;
- State the name of their solicitor;
- Provide financial evidence of their ability to complete the purchase;
- Confirm that they have read and taken account of the Information Pack; and

When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the basis of the offer.

## Information Pack

An Information Pack is available on request and can be found at: <http://stjameshospital.co.uk/>

## Further Information

For further information or to register your interest in attending a viewing day please contact:



**Howard Williams**  
020 7866 7603  
[howard.williams@montagu-evans.co.uk](mailto:howard.williams@montagu-evans.co.uk)



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