



## Freehold – For Sale

### Part Guisborough Hospital Guisborough Redcar and Cleveland TS14 6HZ

**Development Site**

**Size 1.581 acres (0.64 hectares)**



- Development opportunity
- Prominent roadside location
- Suitable for a range of alternative uses subject to planning



## Location

The property is located in the market town of Guisborough, in a mainly residential area on the outskirts of the town centre. The property lies approximately 10 miles south-east of Middlesbrough and 50 miles south-east of Newcastle.

Positioned 0.2 miles from Westgate, Guisborough's main high street, with local amenities such as; Boots, Post Office, Costa Coffee and Morrisons superstore.

There are good transport links to the site; located 11 miles to the east of the A19, providing links to Newcastle, Sunderland and York. Redcar rail station is located approximately 7 miles north which links to Middlesbrough, Sunderland and Newcastle.

## Description

The site is broadly rectangular in shape upon which currently sits part of Guisborough Primary Care Hospital. The property on the site comprises several two storey stone built and red brick buildings including two Grade II Listed buildings. Attached are indicative plans to show how the site could be potentially developed.

Access points are available from Church Lane and Northgate.

The site will be available in November 2018 following the comprehensive redevelopment of the remainder of the site to provide modern fit for purpose health accommodation.

## Accommodation

The site extends to 1.581 acres (0.64 hectares).

Floor plans of the existing buildings are available upon request.

## Tenure

Freehold with vacant possession

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Services

Interested parties should make their own enquiries regarding the availability of any services required.

## Business Rates

The premises will need to be reassessed upon occupation. Interested parties should verify this information by contacting the local Valuation Office directly.

## EPC

To be confirmed.

## Planning

The site is currently used as a hospital. However, it could be capable of a number of commercial or residential uses subject to the necessary planning permission.

Interested parties should make their own enquiries with the local Planning Authority.

## Price

Upon application.

## Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate

## Offers

Offers are invited on an informal tender basis by 5pm on a closing date to be confirmed. Offers should be submitted on the offer form provided and in a sealed unmarked envelope submitted for the attention of Helen Stubbs, Senior Transaction Manager, NHS Property Services Ltd, Houghton Primary Care Centre, Houghton-le-Spring, Durham, DH4 5HB.

Offers are requested on a conditional and unconditional basis including overage and clawback provisions. Completion of the disposal will not occur until November 2018 when vacant possession will be provided.

### David Furniss

david.furniss@bnpparibas.com  
+44 (0) 191 227 5702

### Lewis Wheatman

lewis.wheatman@bnpparibas.com  
+44 (0) 191 227 5714

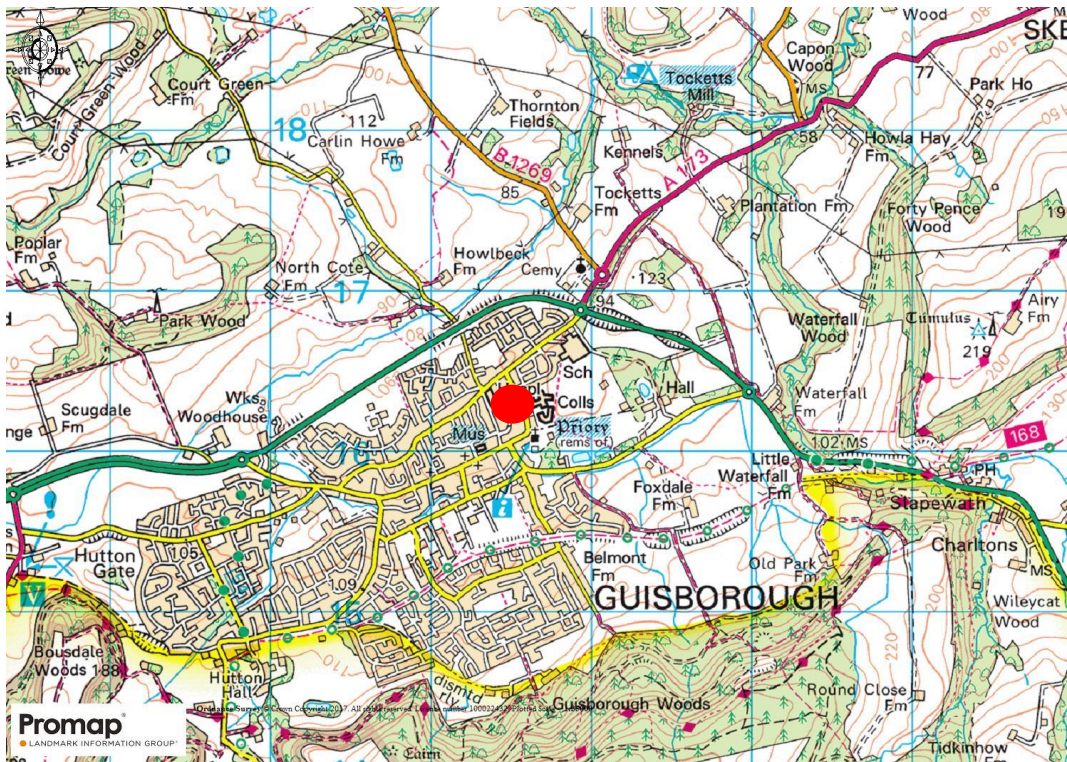
**Subject to Contract**  
**November 2017**



Title Plan



Location Plan





GUISBOROUGH GENERAL HOSPITAL  
SITE OPTIONS APPRAISAL - FOR DISCUSSION





GUISBOROUGH GENERAL HOSPITAL  
 SITE OPTIONS APPRAISAL FOR DISCUSSION – SITE LOCATION



c/o google maps





GUISBOROUGH GENERAL HOSPITAL  
 SITE OPTIONS APPRAISAL FOR DISCUSSION

c/o google maps





**GUISBOROUGH GENERAL HOSPITAL**  
SITE OPTIONS APPRAISAL FOR DISCUSSION



c/o google maps





# GUISBOROUGH GENERAL HOSPITAL SITE OPTIONS APPRAISAL FOR DISCUSSION



## OPTION 1

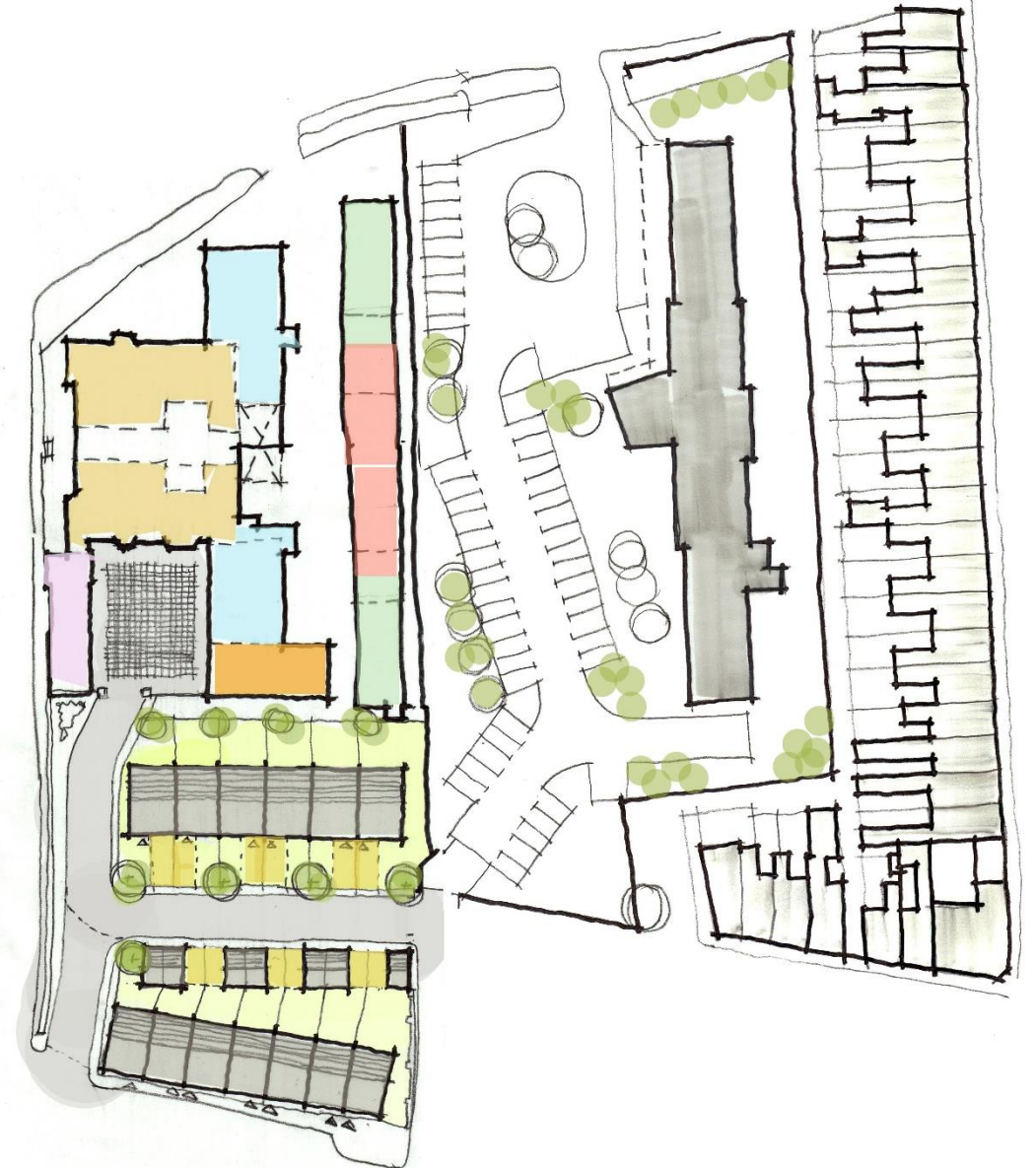
- Retention of all listed buildings
- Remove later additions of little historic importance
- Convert existing accommodation in flats
- Maximise development land to the south of the site
- May need to remove small house to south of site to release a minimal developable area

## Possible development output

- 8 No 2 bed apartments in main building
- 2 No 1 bed single storey cottages
- 4 No mews cottages (east side)
- 6 No apartments in red brick building
- 7 No. 3 storey townhouses
- **Total Units : 27**



# GUISBOROUGH GENERAL HOSPITAL SITE OPTIONS APPRAISAL FOR DISCUSSION



## OPTION 2

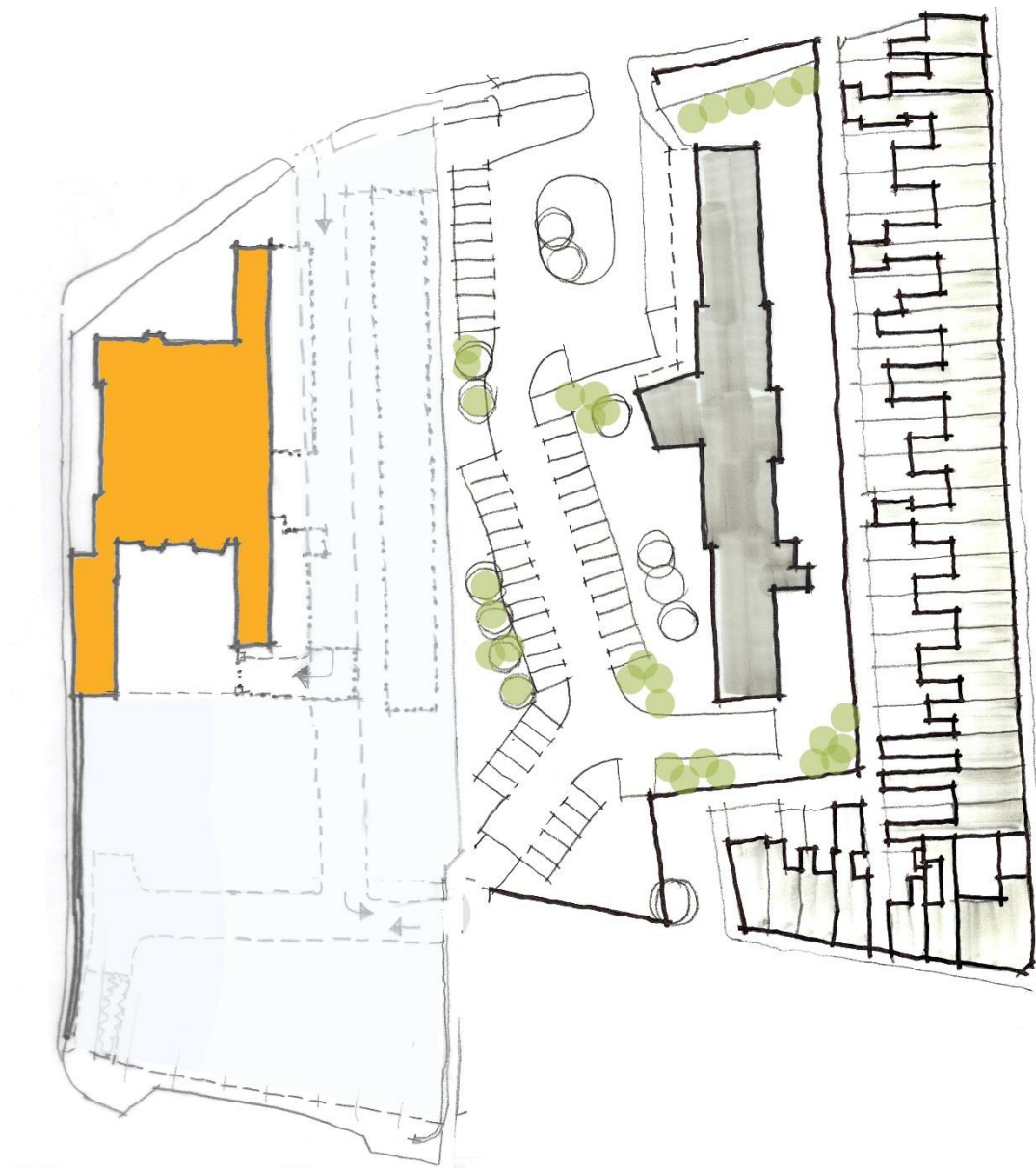
- Retention of listed buildings to the north of site
- Remove later additions of including the red brick buildings to the south of the site
- Convert existing accommodation in flats
- Convert listed building to the east of the site to mews
- Maximise development land to the south of the site

## Possible development output

- 8 No 2bed apartments in main building
- 2 No 1 bed single storey cottages
- 4 No mews cottages (east side)
- 13 No. 3 storey townhouses
- **Total Units : 27**



# GUISBOROUGH GENERAL HOSPITAL SITE OPTIONS APPRAISAL FOR DISCUSSION



## OPTION 3

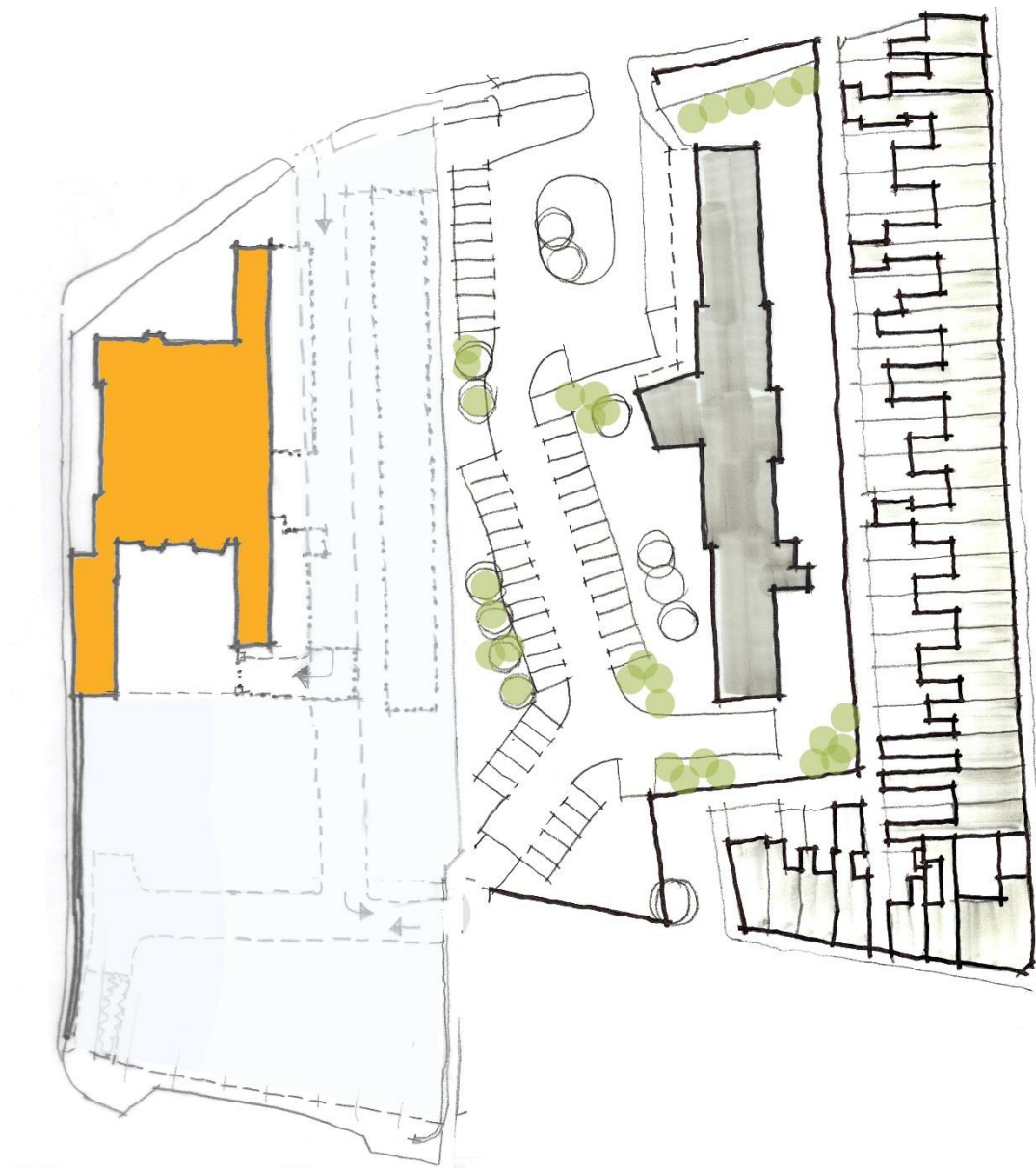
- Retention of listed buildings to the north of site
- Remove later additions of including the red brick buildings to the south of the site
- Convert existing listed accommodation into flats
- Maximise development land to the east & south of the site

## Possible development output

- 4 No 2bed apartments in main building
- 2 No 2 bed 2 storey cottages
- 1 No 1 bed cottage
- 17 No. 3 storey townhouses
- **Total Units : 24**



# GUISBOROUGH GENERAL HOSPITAL SITE OPTIONS APPRAISAL FOR DISCUSSION



## OPTION 4

- Retention of listed buildings to the north of site
- Remove later additions of including the red brick buildings to the south of the site
- Maximise development land to the south of the site to provided an extra care type apartments or care home

## Possible development output

- **Approx 45 extra care style apartments** with central shared facilities and support accommodations on two floors
- Car parking off south east access
- (limited views?)