

FOR SALE

Carter Jonas



THE DRAKE CENTRE, ESTCOURT ROAD, GREAT YARMOUTH, NR30 4JH

RESIDENTIAL DEVELOPMENT OPPORTUNITY

2.31 Acre (0.93 Hectare) Site Suitable For Redevelopment
Subject to Planning

- Potential to deliver 28 units (inc. 2 / 3 and 4 bed properties)
- Positive pre-application response on proposed development
- Adjacent to recent and proposed residential developments

LOCATION

The Site is located in the northern part of Great Yarmouth, a coastal town in Norfolk with a strong oil, natural gas and renewable energy industry. The town, with its beach and two piers is a popular tourist destination and benefits from good rail and road connections (via the A47 and A143) and is 20 miles east of Norwich. Great Yarmouth is the largest settlement in the borough and is the principle centre for retail, services and employment.

The Site, accessed off Estcourt Road and Churchill Road, is located within a mixed use area which is starting to have more of a residential focus. An application has been approved for the development of 79 residential units northwest of the Site, on the northern part of the adjacent Northgate Hospital Site (LPA Ref. 06/13/0472/O). In addition, an application has been approved to convert the motor services unit on the south-eastern side of Estcourt Road to form 6no. residential dwellings.

It is situated in a sustainable location, approximately 1.4km from Great Yarmouth town centre, 1.2km from Great Yarmouth railway station which offers services to Norwich and other surrounding settlements, 600m from Great Yarmouth High School, and 550m from Northgate Primary School. The Site is also close to other facilities and services including supermarkets, places of worship, dentist and medical practices, cafes and restaurants, shops, public houses and sports and recreation grounds.

OPPORTUNITIES & CONSTRAINTS

A number of technical reports have been commissioned to support the Proposed Development and to accompany the pre-application enquiry. These include:

- Flood Risk Assessment & SuDS Appraisal
- Ecological Appraisal
- Arboricultural Survey
- Phase 1 and 2 Site Investigation
- Transport Statement

Copies of the reports and their conclusions can be accessed within the Data Room.

DESCRIPTION

The Site comprises a parcel of land which extends to approximately 2.23 acres (0.93 hectares) on the corner of Estcourt Road and Churchill Road in Great Yarmouth, Norfolk.

The Site was previously part of Estcourt Hospital, along with the site to the east which has since been redeveloped to provide 20 flats for sheltered housing and 5 for general needs housing.

Whilst a number of buildings on the Site have been demolished, one irregular shaped building remains (extending to approximately 7,131 sq. ft. [662.5 sq. m.] GIA / 7,721 sq. ft. [717.3 sq. m] GEA) set within an area of hardstanding and scrubland with remnants of previously demolished buildings. There are also a number of trees in and around the Site.

The remaining building on the Site, The Drake Centre, comprises an under-utilised administrative building which has been identified as surplus to NHS requirements and is currently vacant.

There are currently two access points to the Site, the main access off Estcourt Road and a secondary access of Churchill Road. The main access off Estcourt Road has been facilitated by a lowered section of boundary wall which allows greater visibility when entering and exiting the Site.

PLANNING HISTORY

An application was approved on 5th May 1995 for the conversion and refurbishment of the main building on the Site from a hospital ward to a nurse and midwifery education facility (LPA ref. 06/95/0266/CU).

The Site was part of a larger site including the parcel of land to the east which, together, made up Estcourt Hospital. In 2010 the site to the east was granted permission for 20 flats for sheltered housing and 5 for general needs housing (LPA ref. 06/10/0351/F) and the site has been developed accordingly.

PROPOSED DEVELOPMENT

Two residential development options have been designed which take into account the Site opportunities and constraints.

Option 1: The demolition of the existing buildings on site and redevelopment to provide 28no. dwellings with just over 20 per cent provided as affordable.

DWELLING SIZE	MARKET	AFFORDABLE	TOTAL
2 bedroom	12	1	13
3 bedroom	9	5	14
4 bedroom	1	-	1

Option 2: The selective demolition of the later additions to the existing building on site, and conversion of the original building to provide 4no. 2-bedroom bungalows. In total 27no. dwellings are envisaged with 18.5 per cent provided as affordable.

DWELLING SIZE	MARKET	AFFORDABLE	TOTAL
2 bedroom	11	2	13
3 bedroom	9	3	12
4 bedroom	2	-	2

PRE-APPLICATION ENQUIRY

A pre-application enquiry regarding the proposed residential redevelopment of the Site was submitted, on behalf of NHS Property Services Ltd, to Great Yarmouth Borough Council.

The case officer indicated that the principle of residential development is acceptable.

A planning statement prepared to support the pre-application enquiry is available in the Data Room.

SERVICES

We understand that mains electricity, water and drainage are available for connection to the Property. Interested parties should ensure the availability and adequacy of these services for connection prior to purchase.

LEGAL & PROFESSIONAL COSTS

Each party is to bear their own legal and professional costs incurred in the disposal of the Property.

EPC

Awaiting assessment.

TENURE & TERMS

Freehold with vacant possession.

VAT

The Site has not been elected for VAT and therefore will not be payable on the purchase price.

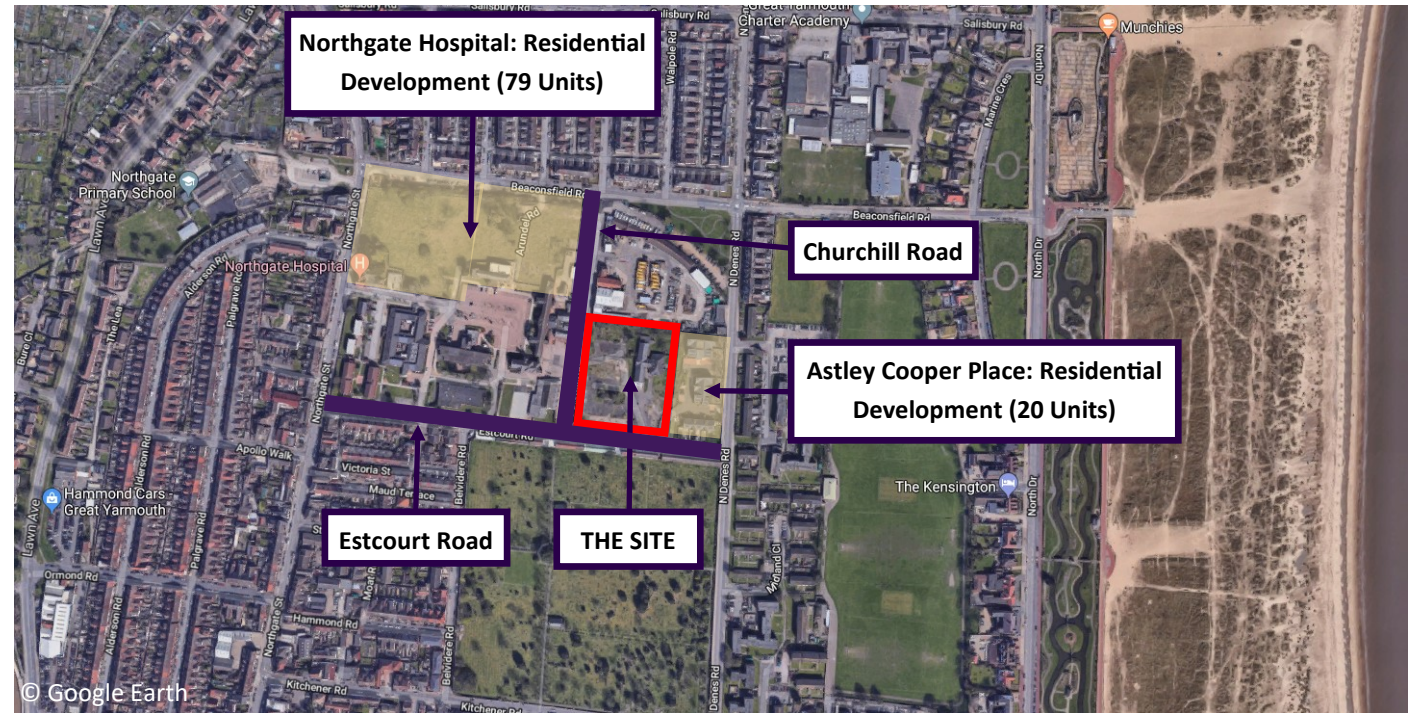
PRICE

Proposals are sought for the acquisition of the freehold interest in the Site. Proposals on a Subject to Planning basis will be considered.

The purchase of the Site shall be subject to standard overage & clawback provisions as outlined within the draft contract held in the data room.

DATA ROOM

Please contact the agents for access to the Data Room.



VIEWINGS

Viewings are strictly by appointment only and must be organised through the sole agents Carter Jonas:

Ben Le Coq

01223 558035 | 07776 181799

ben.lecoq@carterjonas.co.uk

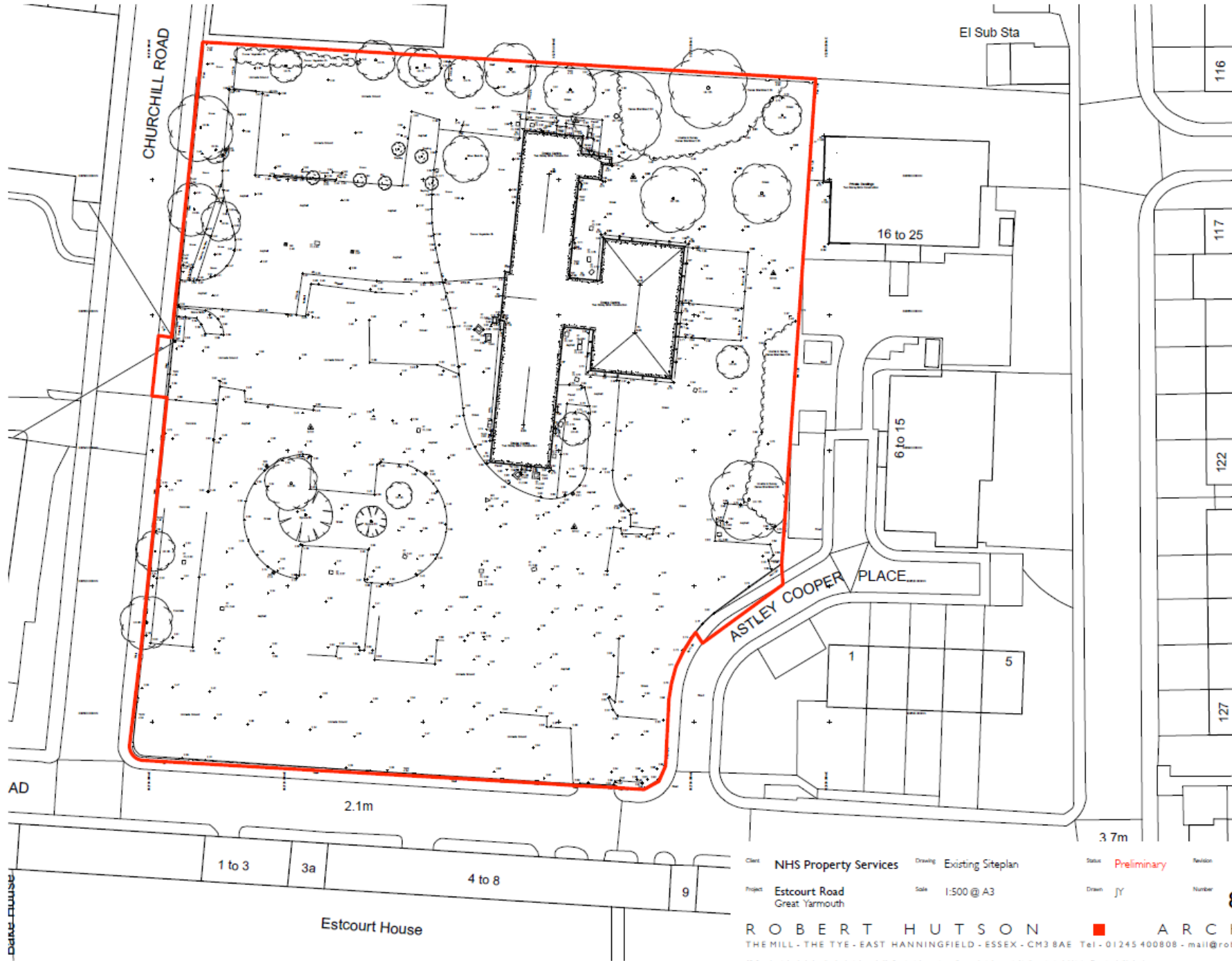
One Station Square, CB1 2GA

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POST CODE: CB24 4RB

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DRAKE CENTRE — EXISTING SITE PLAN



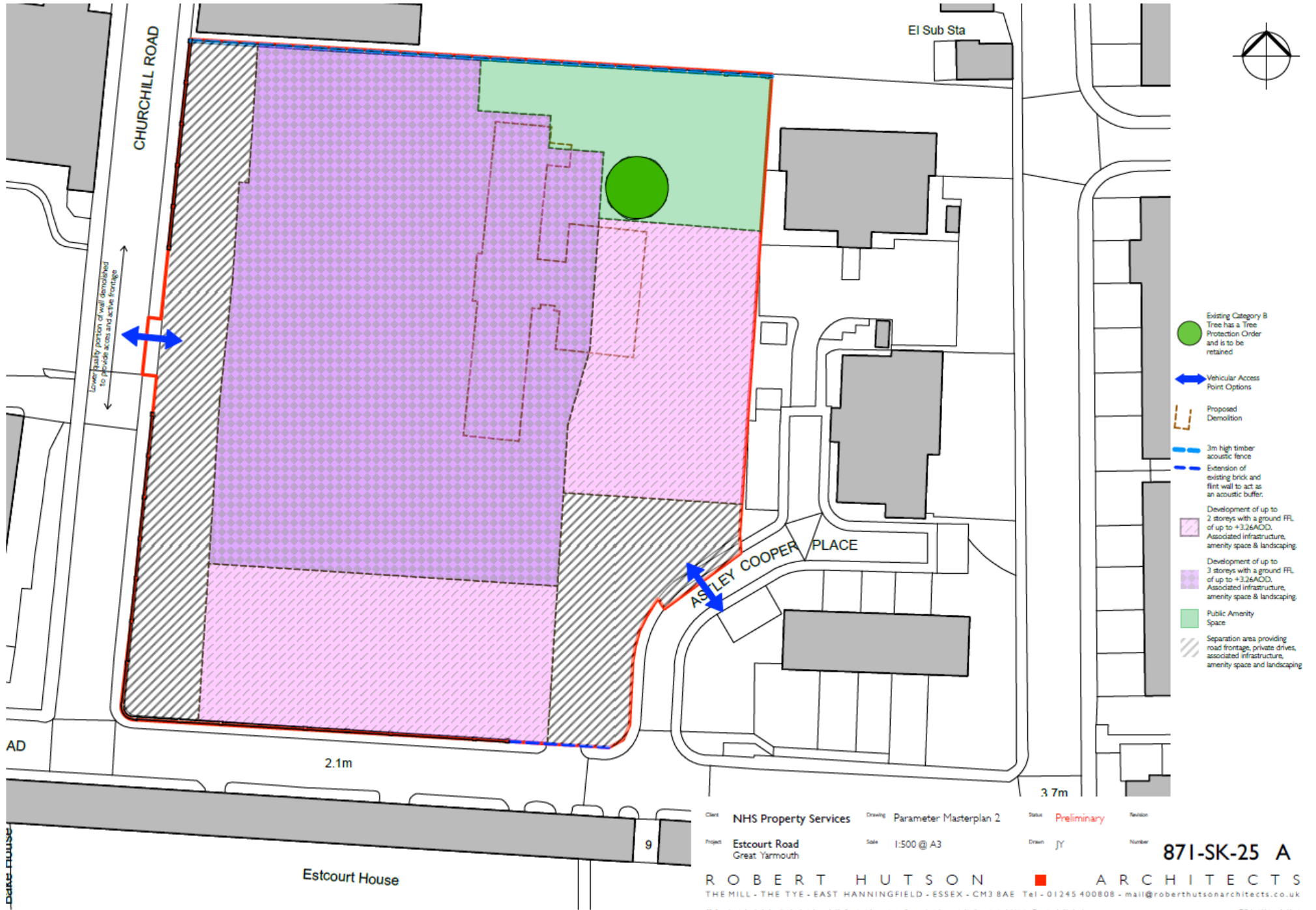
GIA of Existing Buildings
662.5sq.m.
GEA of Existing Buildings
717.3sq.m.

Client	NHS Property Services	Drawing	Existing Siteplan	Status	Preliminary	Revision	
Project	Estcourt Road Great Yarmouth	Scale	1:500 @ A3	Drawn	JY	Number	871-SK-25

ROBERT HUTSON ARCHITECTS
 THE MILL - THE TYE - EAST HANNINGFIELD - ESSEX - CM3 8AE Tel - 01245 400808 - mail@roberthutsonarchitects.co.uk

All dimensions to be checked on site, drawing to be read with all contract documents any discrepancy to be reported to the contract administrator. Do not scale this drawing. © Robert Hutson Architects

DRAKE CENTRE — PARAMETER PLAN



DRAKE CENTRE — ILLUSTRATIVE MASTERPLAN

