



**BNP PARIBAS
REAL ESTATE**

On behalf of



Property Services

FREEHOLD DEVELOPMENT OPPORTUNITY FOR SALE

BADSLEY MOOR LANE, ROTHERHAM, S65 2QB



Aerial Photo of the Property looking south west (red lines for identification purposes only)

- Attractive development opportunity (subject to planning), immediately adjacent to Hospital
- Four vacant bungalows extending to circa 10,600 sq. ft. on 1.43 acres (0.58 hectares)
- Possible inclusion of additional adjoining land if required, potentially facilitating private access road
- Circa 1.5 miles from town centre and less than 4 miles from the M1 and Meadowhall

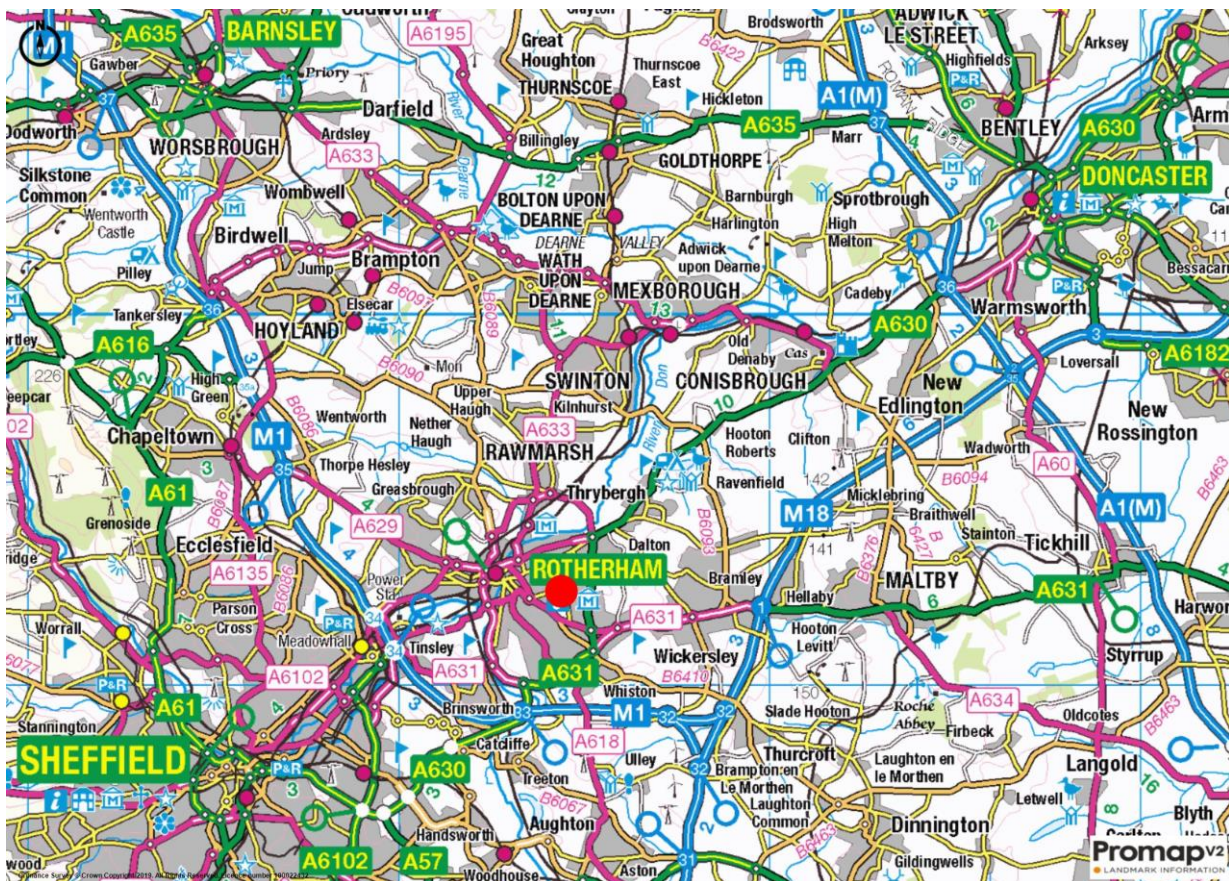
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Location

Rotherham is a South Yorkshire town, with its centre close to the confluence of the River Don and River Rother and on the main historic route between Sheffield and Doncaster. Rotherham is historically a coal mining and steel manufacturing town, with current major employers in the town including the Advanced Manufacturing Park off Poplar Way, Rotherham General Hospital on Moorgate Road and Tata Steel off Aldwarke Lane.

Rotherham is circa 6 miles north east of Sheffield city centre, 12 miles south west of Doncaster and 30 miles south of Leeds. The town is also less than 3 miles from Meadowhall shopping centre and Junctions 33 and 34 of the M1, which provide access to the wider motorway network.

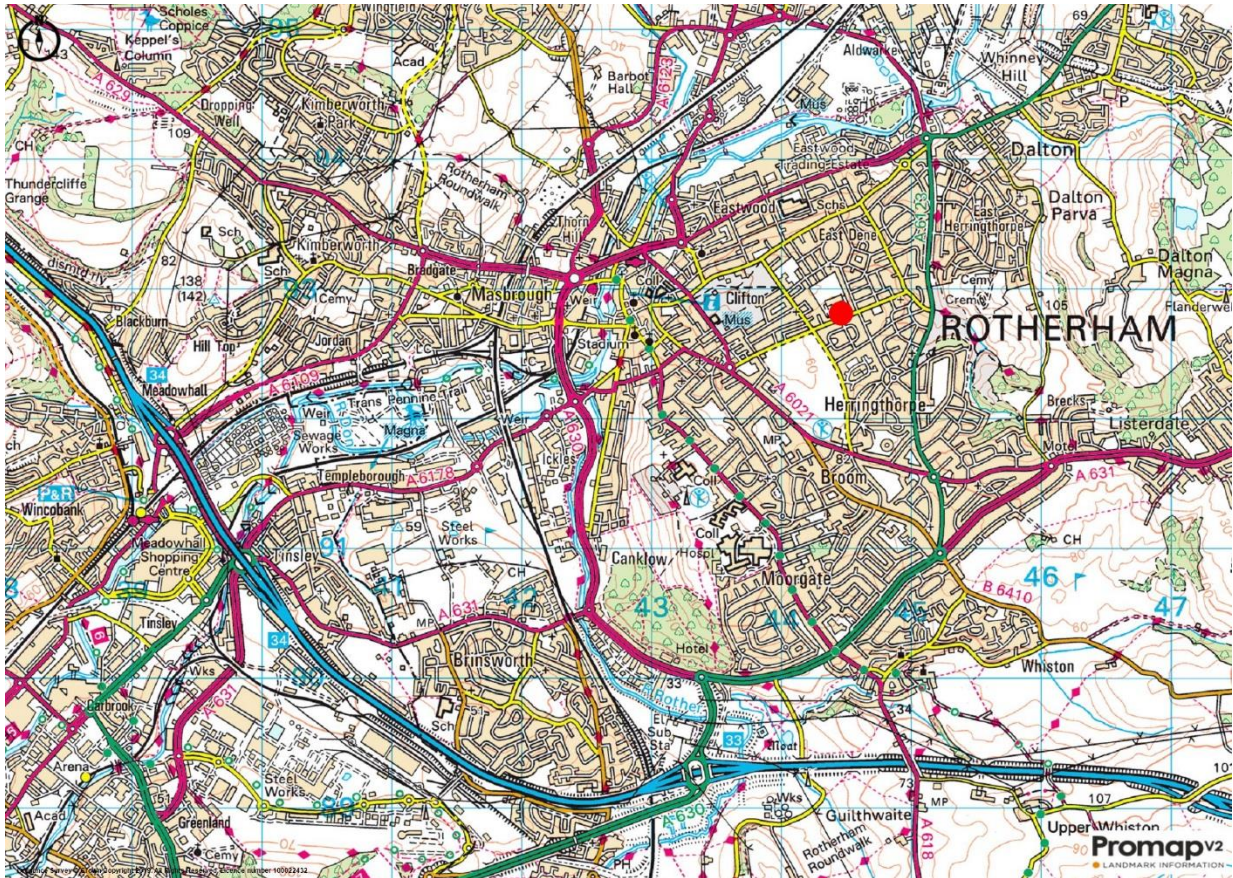
The Property is well connected by public transport, with bus stops located a short walk from the Property and Rotherham Central bus and train stations are both less than 1.5 miles to the west. From here, there are regular direct services to Sheffield, Meadowhall and Doncaster, which provide access to the wider railway network.



Location Plan (Property identified by red dot for identification purposes only)



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Location Plan (Property identified by red dot for identification purposes only)

The Property

The Property comprises land and bungalows currently forming part of the wider Badsley Moor Lane Hospital in Rotherham. It is located immediately to the north of Badsley Moor Lane, circa 1.5 miles to the east of Rotherham town centre and bus and train stations, and circa 4 miles east of Junction 34 of the M1 and Meadowhall shopping centre.

Immediately to the north and west of the Property is the Badsley Moor Lane Hospital, with a mix of houses and apartments to the south and east, as well as a parade of retail units that include a Go Local Extra and Lloyds Pharmacy. All within 1 mile of the Property are Council owned allotments (to the north), Badsley Moor Infant School and Herringthorpe Valley Park (to the east), Herringthorpe Playing Fields and Athletics Stadium (to the south) and Clifton Park and Museum, Rotherham Titans Rugby Club and Rotherham Town Cricket Club (to the west).

The Property extends to circa 0.58 hectares (1.43 acres) in area, as shown edged red on the Site Plan below. However, the surrounding Hospital site is also within the ownership of the vendor so additional land could be included as part of the disposal if required, potentially facilitating the provision of a private access road. We have been advised that the four vacant single storey bungalows on the Property were previously used for residential rehabilitation in connection with the surrounding Hospital site, have EPC ratings of C and D and a total Gross Internal Area of circa 984 sq. m. (10,589 sq. ft.) comprising:

- Phinn House, circa 297 sq. m. (3,200 sq. ft.)
- Hearne View, circa 263 sq. m. (2,829 sq. ft.)
- Haywood Place, circa 282 sq. m. (3,040 sq. ft.)
- Mason Croft, circa 141 sq. m. (1,521 sq. ft.)



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The remainder of the Property comprises access roads, car parking and landscaping, with vehicular access via Badsley Moor Lane to the south, forming part of the one-way system that operates through the surrounding Hospital site as shown on the Site Plan below.



Site Plan (red lines for identification purposes only)

Development Considerations

The Property is identified within a 'Community Facilities' allocation covering the Badsley Moor Lane Hospital on the Rotherham Local Plan Policies Map (June 2018).

Policy SP 62 of the Rotherham Local Plan Sites and Policies Document (June 2018) seeks that allocated 'Community Facilities' are retained or developed for such purposes unless specific circumstances can be demonstrated. These include where "adequate alternative provision has been made" or "the retention of the land or buildings in community use is no longer viable".

Policy CS 7 of the Rotherham Core Strategy (September 2014) requires 25% affordable housing (15 or more dwellings) or a commuted sum of £10,000 per dwelling (less than 15 dwellings).

Community Infrastructure Levy rates (per sq. m.) applicable to the Property include:

- Residential £15
- Retirement Living £20
- Retail Warehouse / Retail Park £30
- Supermarket £60





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A pre application enquiry has been submitted to Rotherham Council proposing four potential residential development options, with further details available at <https://badsley Moor Lane.co.uk>.

For further information on planning please contact Rotherham Metropolitan Borough Council's planning department direct.



Aerial Photo of the Property looking north west (red lines for identification purposes only)

Further Information

Further information relating to the Property is available at <https://badsley Moor Lane.co.uk>, including the following:

Floor Plans	Utilities Schematics and Site Plan
Asbestos Self Declaration Statements	EPCs and Recommendation Reports
Pre application enquiry	Title Documents
Draft TR1 with Overage and Clawback	Tender Label



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Method of Sale

Both unconditional and conditional offers are invited by way of informal tender for the freehold interest in the Property with limited title guarantee and subject to overage and clawback, as well as rights reserved over the land in favour of the retained Hospital site. Any offers that are subject to conditions should state clearly the steps necessary to remove the conditions and the anticipated timescales for doing so.

The vendor is seeking to at least exchange contracts by 30 November 2019, with best and final offers to be submitted to NHS Property Services in a plain envelope using the Tender Label (available at <https://badsleymoorlane.co.uk>). The deadline for offers will be confirmed once the pre application enquiry response has been received.

The vendor does not undertake to accept the highest nor any offer.

Viewings

On-site inspections are strictly by appointment only. Please contact the vendors' sole agent BNP Paribas Real Estate to arrange an inspection or for additional information.



Photo of the Property looking west



Aerial Photo of the Property looking east towards Herringthorpe Valley Park (red lines for identification purposes only)



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