

FREEHOLD FOR SALE BY PRIVATE TREATY

PATRICK STEAD HOSPITAL

Bungay Road, Halesworth, IP19 8HP



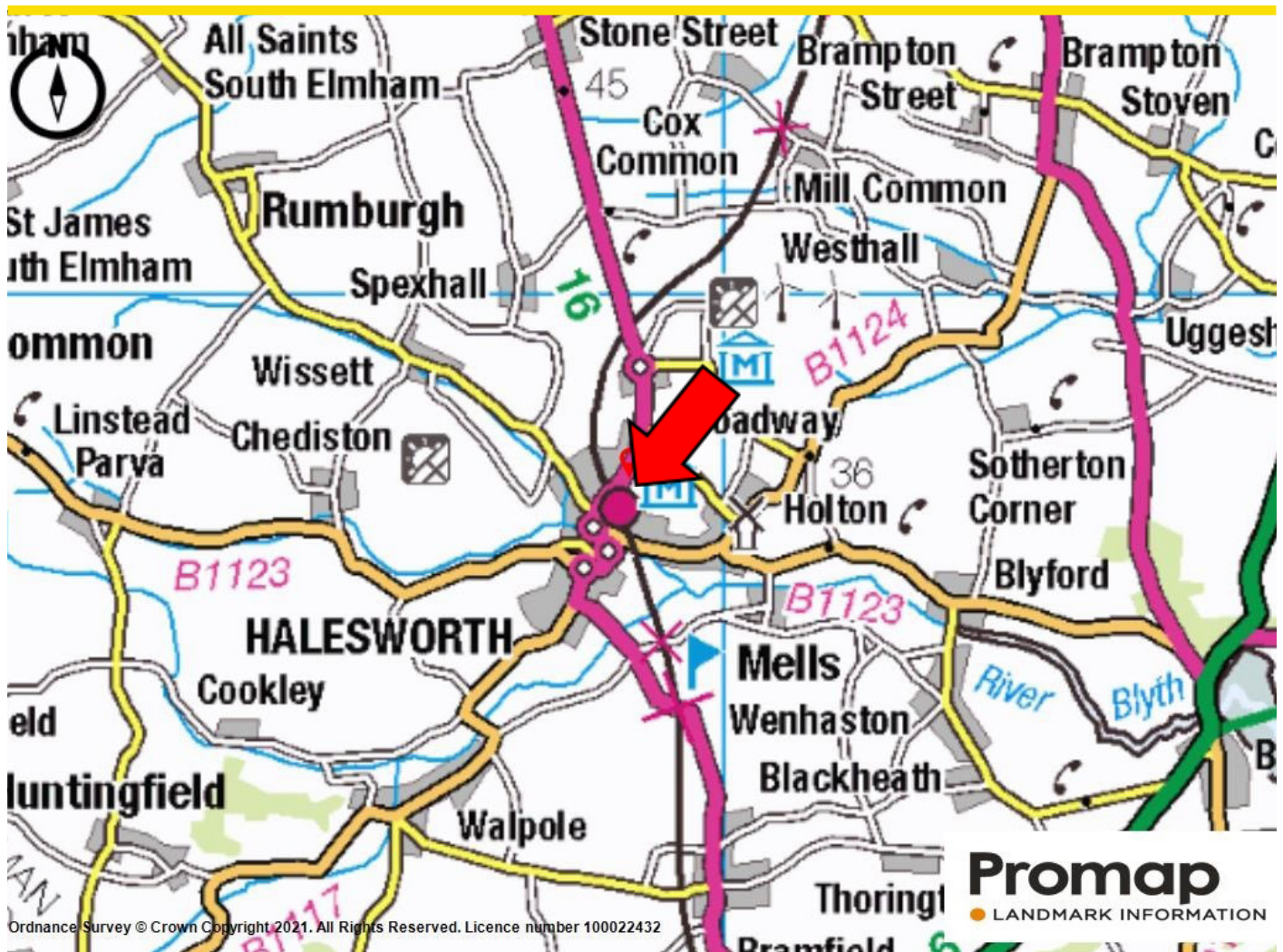
Key Highlights

- Former hospital and land for sale.
- Victorian Property built in 1882 and designed by the architect, Henry Hall FRIB.
- Additional development potential subject to planning.
- Total site area of approximately 1.08 acres (0.436 hectares).
- GIA of property circa (10,753 sqft) 998.99 sqm.
- Offers invited on a conditional and unconditional basis.

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Approximate distances from Halesworth

Ipswich – 25.1 miles (40.4 km)

Norwich – 21.5 miles (34.6 km)

Cambridge – 58.9 miles (94.9 km)

Stansted Airport – 62.6 miles (100.8 km)

Central London – 89.5 miles (144.0 km)

The existing property would need to be retained and has a GIA of approximately 10,753 sqft (998.99 sqm), over two storeys. A 12 bay car park and amenity area are also incorporated in this site, the total Property measuring approximately 1.08 acres (0.436 hectares). The building and land offers wide potential for development, subject to planning. We have incorporated some architectural design ideas within the Data Room.

Location

The site is located to the north of Halesworth, Cutlers Hill Surgery, Rayner Green Centre, and Pear Tree Centre.

The site is accessed from Norwich Road (A144) via Bungay Road. Local services and amenities can be found in Halesworth Town Centre.

Description

The total site is broadly level except for the eastern elevation sloping significantly upwards. The site extends to approximately 1.08 acres (0.436 ha). Directly to the east is Rayner Green Centre, to the south east is Cutlers Hill Surgery, to the south is Pear Tree Centre, to the south west is residential housing, and to the north west is Bungay Road.

The Great Yarmouth and Waveney Clinical Commissioning Group announced the hospital closed on the de-cant of services into the newly opened adjacent Raynor Green facility in 2018.

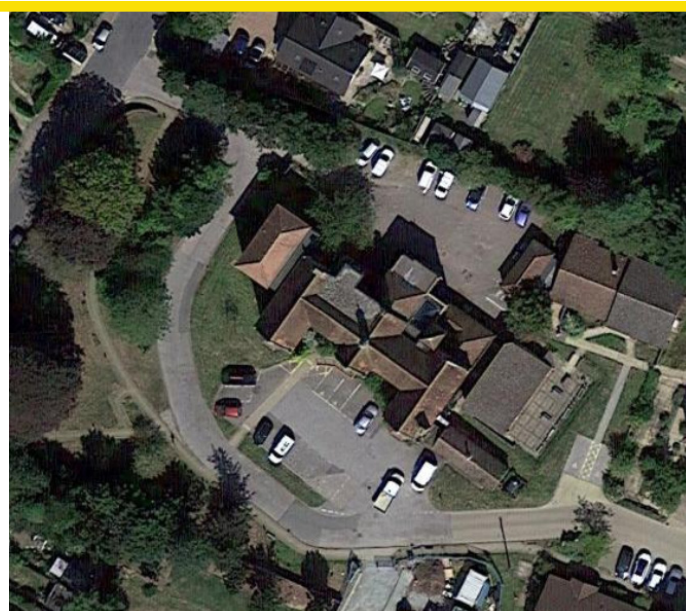
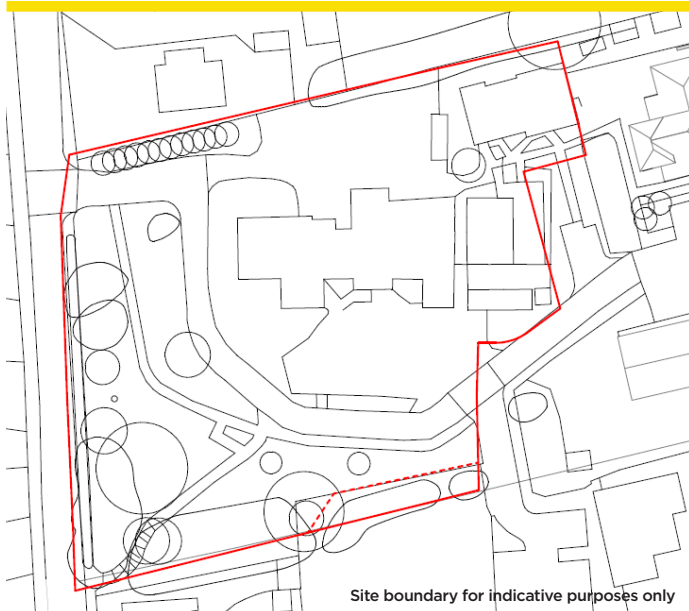
The Property comprises of the main Hospital building, physiotherapy and storage building these are located to the north east of the site.

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Planning

Pre-application advice has not been sought from East Suffolk Council. However, there is a strong emphasis to retain the community use of the building with the first option to buy the Property being offered to a community group prior to open market sale.

As the existing building falls within E class use, policy ordinarily requires retention in its existing use, but if the building cannot be readily used for or converted to a 'Commercial, Business or Service' use, alternative uses could be considered. The site offers a wide opportunity for further development and use class change, subject to planning.

Access

Vehicular access to the site will be from Bungay Road, which abuts the north western boundary.

Cutlers Hill Surgery, Rayner Green Centre, and Pear Tree Centre share access with the Property from Bungay Road which runs to the south of Patrick Stead Hospital.

Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Tenure and Possession

The property is available for sale on a freehold basis with full vacant possession to be provided.

Viewing

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

Data Room

Architects have illustrated potential development opportunities for the site which are included within the Data Room. Please contact Jemima Upton for access to the Data Room.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such as tax shall be payable by the purchaser.

Method of Sale

The site is being marketed by private treaty process, with expressions of interest invited.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Expressions of interest should be sent to the agents, for the attention of Jemima Upton, Savills, Parkview House, Victoria Road South, Chelmsford Essex CM1 1BT or by email to jemima.upton@savills.com.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Contact

Jemima Upton

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