



FREEHOLD FOR SALE

Potential Residential Development Opportunity
Approximately 4.06 acres (1.64 hectares)

Newholme Hospital
Bakewell, Derbyshire, DE45 1AD



NEWHOLME HOSPITAL



Newholme Hospital, Bakewell, Derbyshire, DE45 1AD



Unique opportunity to acquire a prime development site, close to the attractive town of Bakewell.

- Development potential for a range of uses, subject to securing planning permission
- Regeneration opportunity to revitalise an historic site within Bakewell
- Newholme Hospital is a heritage site, initially opened as workhouse in 1841 and currently operates as an NHS hospital
- Situated in the heart of the Peak District, on the A619, situated 0.5 miles north east of the town of Bakewell
- An attractive, residential setting, lying within the Bakewell Conservation Area
- Site extends approx. 4.06 acres (1.64 hectares)
- Proposals invited on an unconditional, or subject to planning basis



Rupert Collis 07966 481501



rupert.collis@fishergerman.co.uk



James Clempner 07811 533661



james.clempner@fishergerman.co.uk



fishergerman.co.uk



Unique opportunity to acquire a historic development site

Location

The site is approximately 0.5 miles from the centre of the town of Bakewell, within the Bakewell conservation area. Bakewell offers a diverse range of local facilities and employment opportunities to cater for the local residents and the high demand of tourists means there is a good range of services available.

Chesterfield is located 12.3 miles east, directly along the A619 and Sheffield is located 16.5 miles north east along the A625.

Situation

Newholme Hospital fronts onto Baslow Road (A619) which leads south into the main high street where a range of shops and services are available within walking distance (approx. 10 min walk).

Immediately surrounding the site are residential developments comprising traditional 2 storey semi-detached and detached dwellings. To the west, the site looks out onto open countryside.

Description

Newholme Hospital is understood to have initially been established as a Union Workhouse in 1841 and the freehold is owned by the NHS. The site currently operates as an NHS hospital facility, however the services are to be relocated to the new Bakewell Health Centre adjacent. The site is accessed from the A619 via two separate drives which pass a number of ancillary stone buildings, gardens and mature trees.

The site comprises of a number of separate detached buildings in a parkland setting, with the main former hospital block, currently providing administrative space, comprising a two-storey building with symmetrical front and rear wings, traditional stone elevations, gabled bay windows and pitched state roofs. Board Tudor arches to the rear provide access to a rear paved courtyard.

To the rear of the site is a more modern development, constructed post 1948, of stone construction. There are a number of car parks situated across the site, as well as multiple landscaped areas.

Dataroom

A dataroom containing the following planning and technical documents can be found at:-

<https://newholme-hospital-development.co.uk>

- Development Brief (Planning and Design Group)
- EPC reports
- Floor plans (Frank Shaw Associates Ltd)
- Asbestos Reinspection Survey (Environtec)
- Planning Public Consultation documents
- Schedules of Condition (Summers Inman)
- Mechanical, Electrical and Public Health Services Condition Report (Link MEP Consulting Engineers)
- Site services and utilities reports
- O&M Manual – Stanton Day Unit (Parson Contracting Ltd)
- Topographical Survey (Frank Shaw Associates Ltd)

- Archaeological Desk-based Assessment (Wessex Archaeology)
- Ecological Appraisal (Baker Consultants)
- Geotechnical Assessment Report (BSP Consulting)
- Built Heritage Assessment (Wessex Archaeology)
- Transport Statement (BSP Consulting)
- Preliminary Arboricultural Advice / Tree Survey Report (Barton Hyett Associates)

Tenure

The property is held freehold under the Title number: DY260567.

The site will be offered on a freehold basis with vacant possession granted at the point of sale.

Guide Price

Proposals are invited for the site, either on an unconditional basis or on a subject to planning basis.

Legal Costs

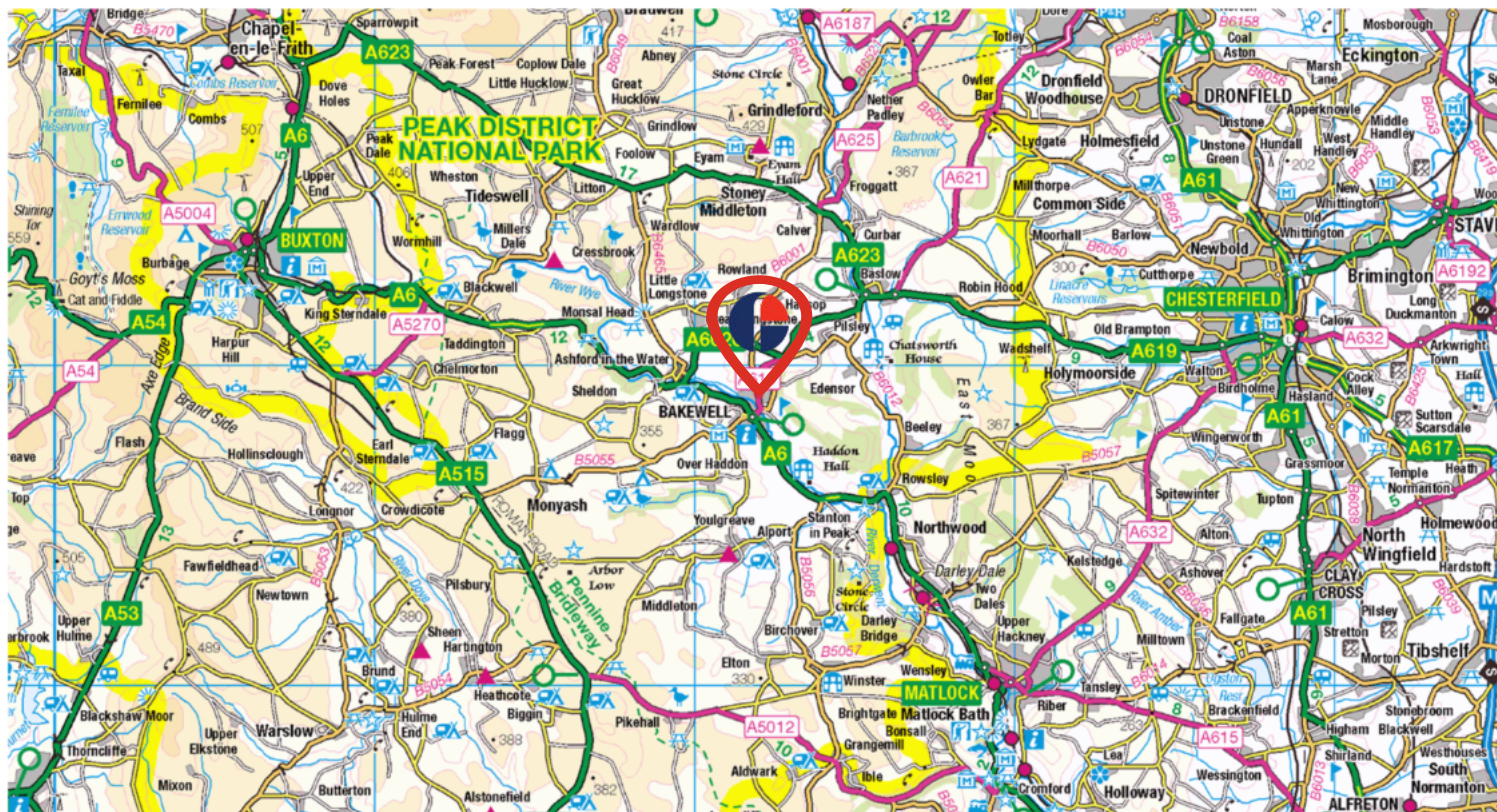
Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

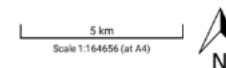
Strictly by prior arrangement with the agent.



NEWHOLME HOSPITAL



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Approximate Travel Distances



Locations

- Bakewell - 1 mile
- Chesterfield - 14 miles
- Sheffield - 17 miles



Nearest Station

- Chesterfield - 14 miles



Nearest Airport

- Manchester - 27 miles



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