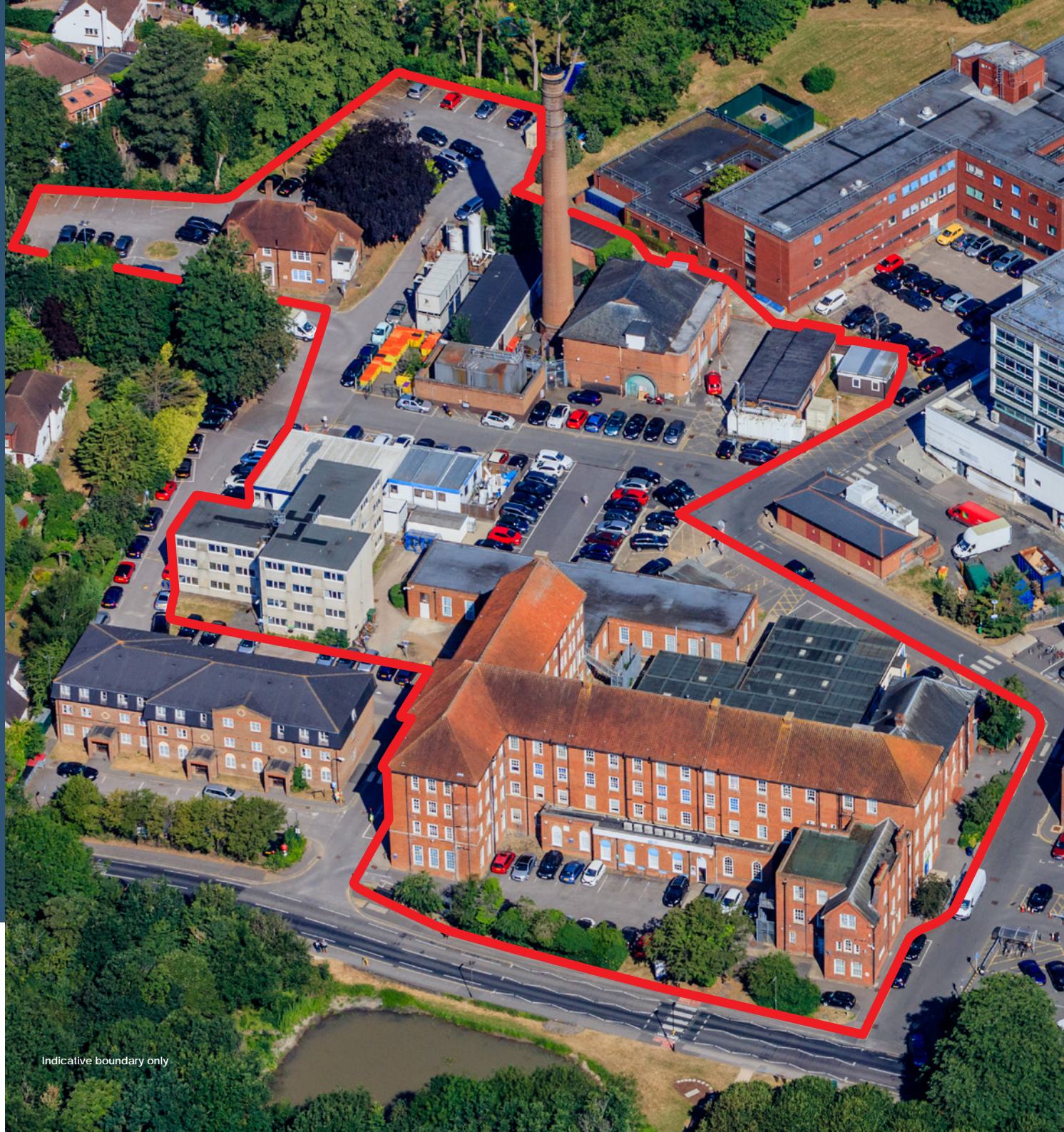


PLOT 2A
EPSOM GENERAL HOSPITAL
SURREY





Introduction

Epsom and St Helier University Hospitals NHS Trust commenced a project to consolidate and profile clinical services at their existing hospitals in response to changing healthcare requirements, new ways of working and the urgent need to invest in the overall quality of the estate.

The reconfiguration of clinical services and consolidation of corporate functions to an off-site location has released a parcel of land identified as Plot 2A for residential development, which has been declared surplus to requirements. The receipts obtained from any disposal will be reinvested in the overall quality of the estate

Executive Summary

- Prime residential development site within the heart of Epsom.
- Positive pre-application feedback for a residential scheme delivering 195 units, with potential to increase the density further.
- Site area approximately 1.12 hectares (2.77 acres).
- Freehold for sale via informal tender.
- Potential for alternative uses, subject to gaining the necessary consents.
- Unconditional offers invited.
- Bid deadline noon Tuesday 11th September.



Epsom Clock Tower



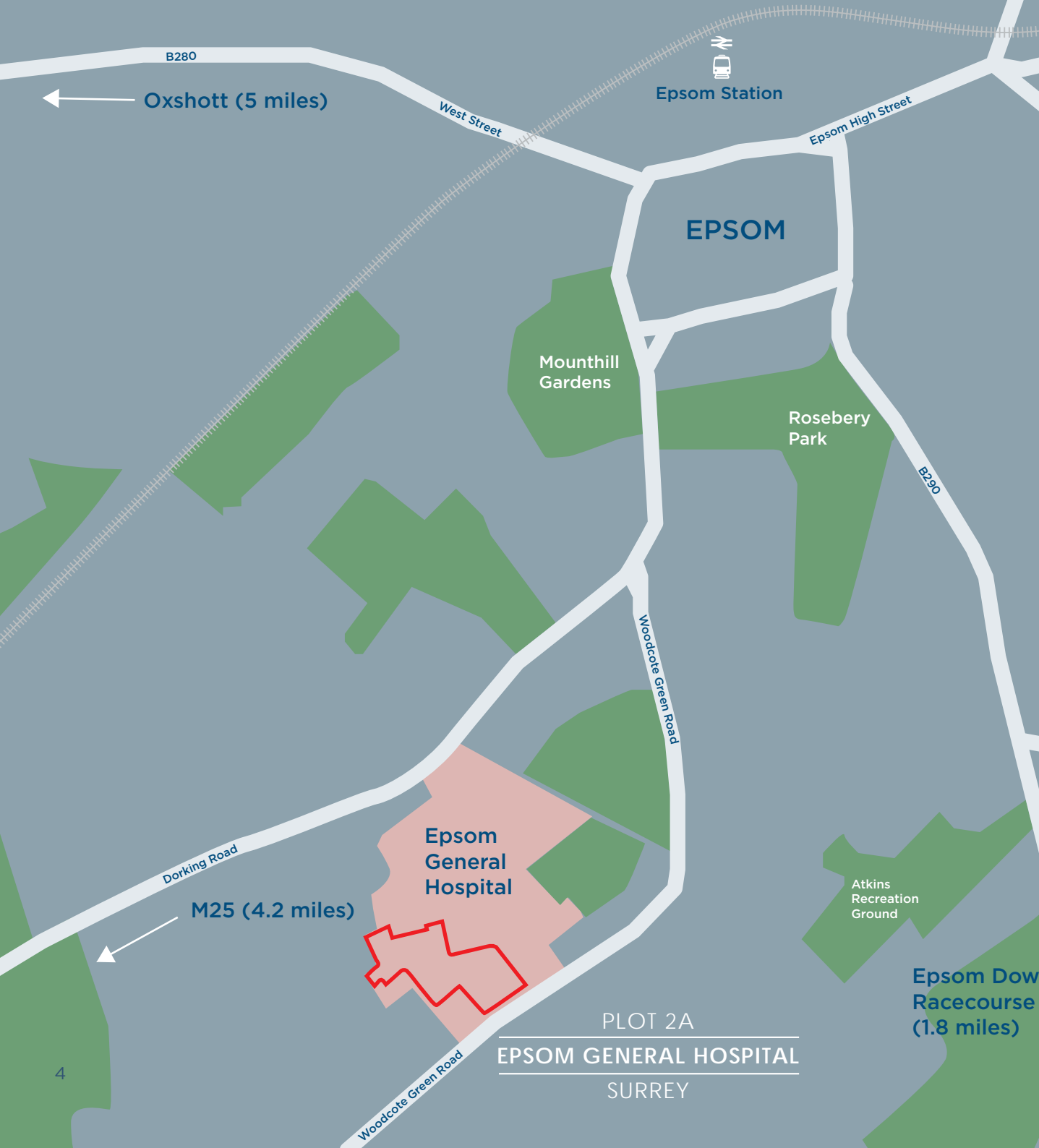
Café Rouge



Epsom High Street



Marks & Spencer



Location

The subject site lies centrally in the affluent market town of Epsom in Surrey, which is located circa 18 miles to the south west of central London. Oxshott lies approximately 5 miles to the west and Teddington is around 8 miles to the north.

The site benefits from a short 15 minute walk to Epsom Railway Station, which provides direct services to London Waterloo, London Victoria and London Bridge in circa 35, 40 and 45 minutes respectively and is operated by Southern and South Western Railway franchises.

The site has good access to road links with Junction 9 of the M25 in close proximity linking to the M3 and the south east. The A240 is also nearby and provides access to the A3 and in towards south west London.

Regular bus services connect Epsom to neighbouring towns in addition to Morden Underground Station, which is served by the Northern Line.

The site is in close proximity to local amenities including the prestigious Epsom Downs Racecourse and a comprehensive range of shops, restaurants and cafes located in the nearby town centre.

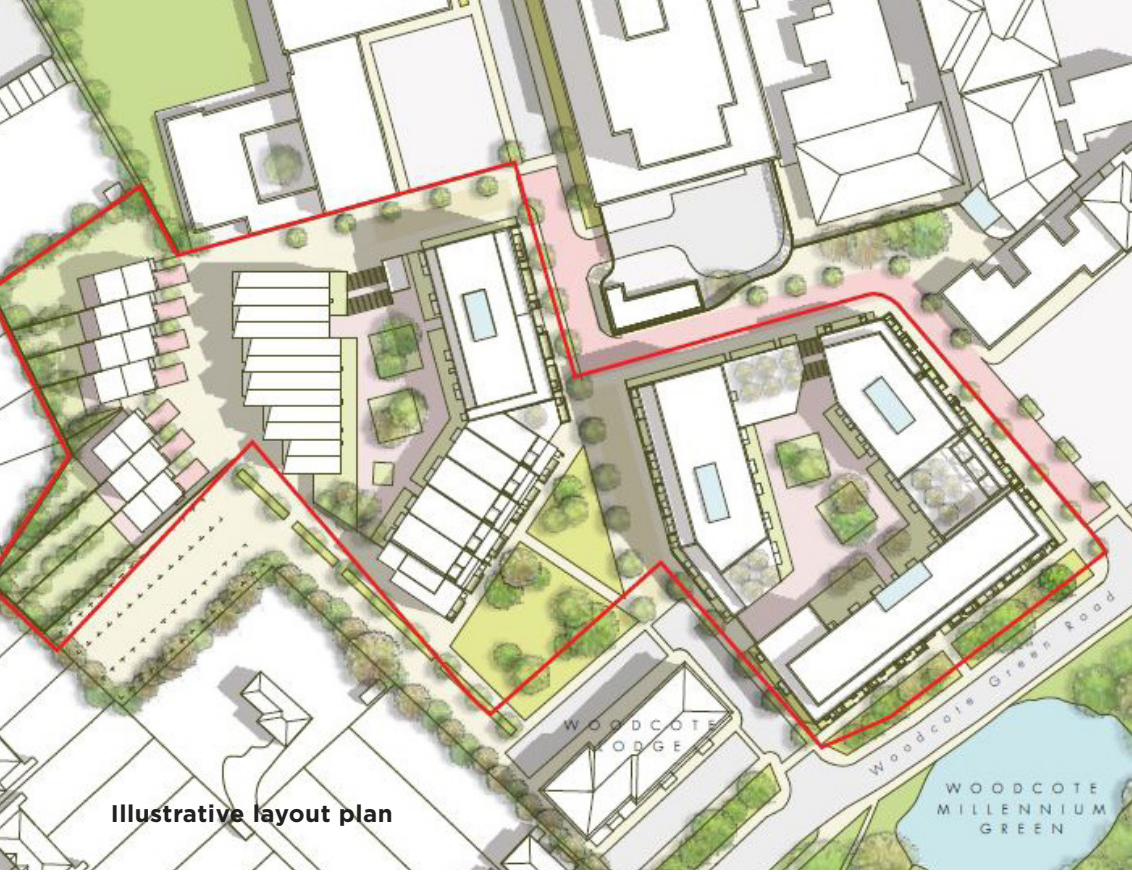
Additionally, Ashted Common lies a short distance to the west of the site and comprises a 200 hectare ancient wooded common and an expansive space for walkers, cyclists and horse riders to enjoy.



Description

The subject site itself comprises the four storey Rowan House fronting Woodcote Road, four storey apartment block formerly used by NHS staff, temporary structures, office administration buildings and a boiler house. Existing accommodation will shortly be vacated and the Trust is due to demolish the four storey apartment block imminently.

The overall size of the site extends to approximately 1.12 hectares (2.77 acres).



Illustrative layout plan

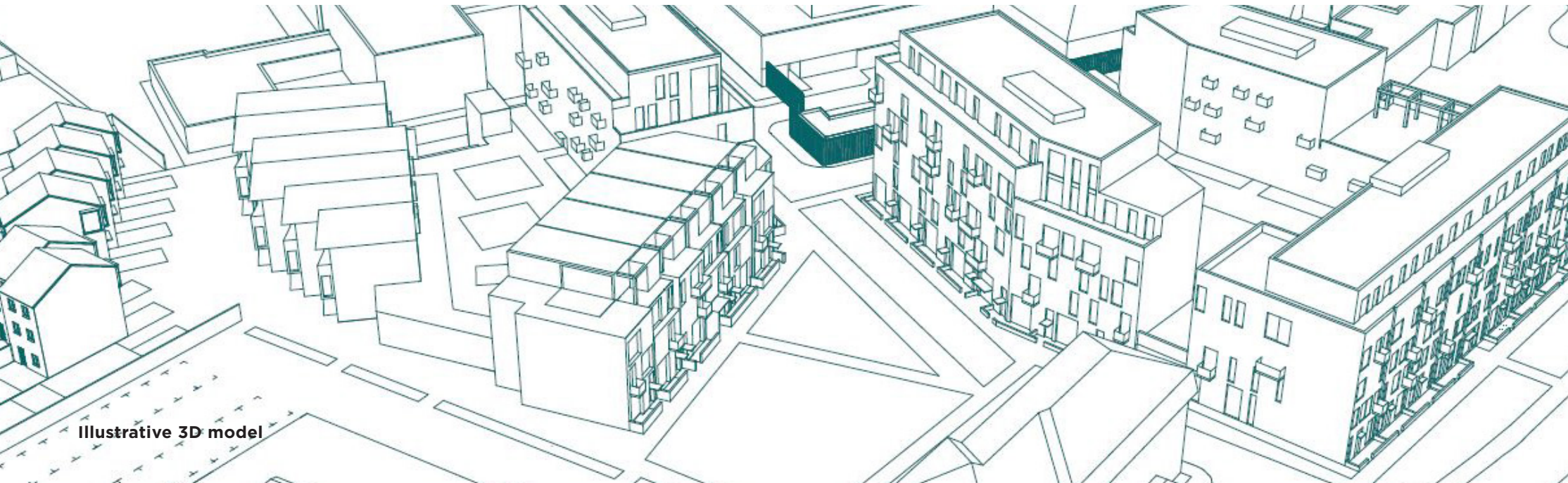
Planning

The site lies within Epsom and Ewell Borough council and benefits from a positive pre application response for a 195 unit residential scheme.

The residential proposal comprises a scheme of 188 apartments and 7 townhouses, with a proposed mix of 103 x 1 beds, 66 x 2 beds and 26 x 3 bed units. The submitted pre application document concludes that Rowan House does not positively contribute to the redevelopment of the site or its wider setting and recommends that the structure is demolished.

The pre application feedback from the residential scheme was positive and the Local Authority states that the site has potential to deliver a good contribution of housing to their objectively assessed housing need. We understand that the Local Planning Authority are encouraging a higher density scheme and an indicative scheme of c. 240 units has since been produced.

The Pre Application documents, Local Authority feedback and higher density indicative scheme drawings will be made available within the marketing pack.



Illustrative 3D model

Tenure

The Trust propose to vacate the site in two phases and their occupation post completion will be covered by a leaseback of part of the disposal site. The majority of the site will be vacated by March 2019 and the area around the Boiler House will be vacated by approximately September 2020, subject to negotiations. A copy of the draft lease and plans will be provided within the data room.

Technical Due Diligence

Further information is available within the data room on the website and will be possible to download accordingly. This can be accessed at the following link: <http://plot2aepsomhospital.gva.co.uk>.

Title information

The freehold of the property is owned entirely by the Trust under part of title number: SY627272. All interested parties should make their own legal enquiries.

VAT

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

Viewings

Viewings at the property are strictly by appointment only on set viewing days. If you require a viewing, please contact:

James Warner (james.warner@gva.co.uk) or
Isabelle Garner (isabelle.garner@gva.co.uk).



Terms

The property is being marketed for sale by way of an informal tender process. Unconditional offers are sought for the freehold interest, subject to contract.

Any offer must be submitted on a specific bid proforma available from GVA upon request and either sent via email to barney.hillsdon@gva.co.uk or delivered by post to Barney Hillsdon, 65 Gresham Street, London, EC2V 7NQ.

**Bid deadline noon
Tuesday 11th September.**

PLOT 2A

EPSOM GENERAL HOSPITAL

SURREY

For further
information
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