

PRIME DEVELOPMENT OPPORTUNITY

Bridgwater

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PROPERTY CONSULTANTS



**Former Bridgwater Hospital
Salmon Parade
Bridgwater
Somerset
TA6 5AH**

Site of 2.09 acres (0.85 ha)

**Prominent riverside site
with planning permission for
a 100 bed hotel,
children's day nursery (D1),
restaurant (A3) and
health club/gym.**

**Potential for other uses such
as 'drive thru', leisure and
residential,
subject to approvals**

**Includes 3 former Georgian
Town Houses fronting Salmon
Parade.**

**GUIDE PRICE £2,600,000
With Vacant Possession**

Former Bridgwater Hospital, Salmon Parade, Bridgwater, TA6 5AH

Location

Bridgwater and surrounding area

A market town with a population of around 34,000, Bridgwater is the administrative centre of the Sedgemoor District and it is pleasantly situated on the edge of the Somerset Levels, with the Mendip Hills to the east and Quantocks to the west. The town is very well connected being on the western edge of the M5 motorway between Junctions 23 and 24. The town also has a railway station which is on the mainline between Bristol and Taunton approximately 2 hours 30 minutes from London Paddington. Taunton is approximately 11 miles (17.7 kilometres) to the south-west and Bristol is located approximately 37 miles (59.5 kilometres) to the north-east including Bristol Airport.

The property is situated approximately 400m from the town centre, with access from Salmon Parade, close to its junction with Broadway. The River Parrot runs along Salmon Parade, an attractive tree lined street including a number of character properties, and under Town Bridge.

EDF Energy is building two new nuclear reactors at Hinkley Point C, the first in a new generation of nuclear power stations in the UK providing low-carbon electricity for around six million homes. At a cost of £20 billion this project should be completed by 2025. We understand this investment will improve the local area, aiming to deliver many of the long-term benefits to stimulate Somerset and the South West, as follows:

- Create over 25,000 new employment opportunities.
- Provide huge opportunities for local, national and international businesses. Bring lasting benefits to communities throughout the South West.
- Enhance demand for housing and overall values.

The consensus of public opinion suggests this development will provide a great investment opportunity to meet demand for temporary and permanent accommodation.

Description

The hospital was established in 1820 with additions made over the course of the next 75 years and further modern buildings erected to the rear of the site during the 1990s. The original elements are Listed Grade II Listed with a Georgian section to the front overlooking Salmon Parade and the River Parrett, with further additions to the rear from the Victorian era.

Planning Summary

Planning consent has been granted for the Georgian façade to remain with the majority of the accommodation block will be demolished enabling a purpose built 100 bedroom hotel with associated facilities to be developed.

The remainder of the site currently accommodates a number of additional building where planning approval was granted in the original consent for a children's day nursery (Class D1) 2,540sqft, F&B within 20, 21 & 22 Salmon Parade (Class A3) and leisure club/gym (Class D2) 26,383sqft.

In addition, there are three town houses fronting on to Salmon Parade (No's. 20, 21 & 22) included in the sale that provide redevelopment and conversion to provide residential accommodation.

External Areas

Car parking is provided within the central area/courtyard to the rear of the main building and to the rear of the outpatients building, together with a further car park to the northern end of the site.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of

such items.

Planning

We understand that the accommodation has planning consent for under reference numbers 08/16/00009, 08/16/00030 (LBC), 08/17/00036, 08/17/00038 (LBC), 08/17/00248 and 08/17/000249 (LBC) but all interested parties should make their own enquiries to the Planning Department of Sedgemoor District Council. Tel: 0300 303 7800 or www.sedgemoore.gov.uk.

Tenure

The property is available on a freehold basis with vacant possession upon completion.

Legal Costs

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

Price

Guide price of £2,600,000.

Energy Performance Certificate

The DEC for the property is C (75). The full certificate and recommendations can be provided on request.

Property Information Pack

Further information including floor plans, planning documents and DEC are available upon request.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied on the price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

By prior arrangement only—select viewing days will be organised, please contact the agents.

Alder King Property Consultants

Suite 327, Bridge House

7 Bridge Street

Taunton

Somerset TA1 1TG

www.alderking.com

Andrew Maynard

01823 444879

07831 154080

amaynard@alderking.com

Joint Agent

Lambert Smith Hampton

Simon Stevens

0207 1982155

07702 809055

sstevens@lsh.co.uk

Ref: AM/0164/12345

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