

# FOR SALE

Former Community Hospital, New Park Road, Devizes SN10 1EF



Community Hospital  
DEVIZES SN10 1EF



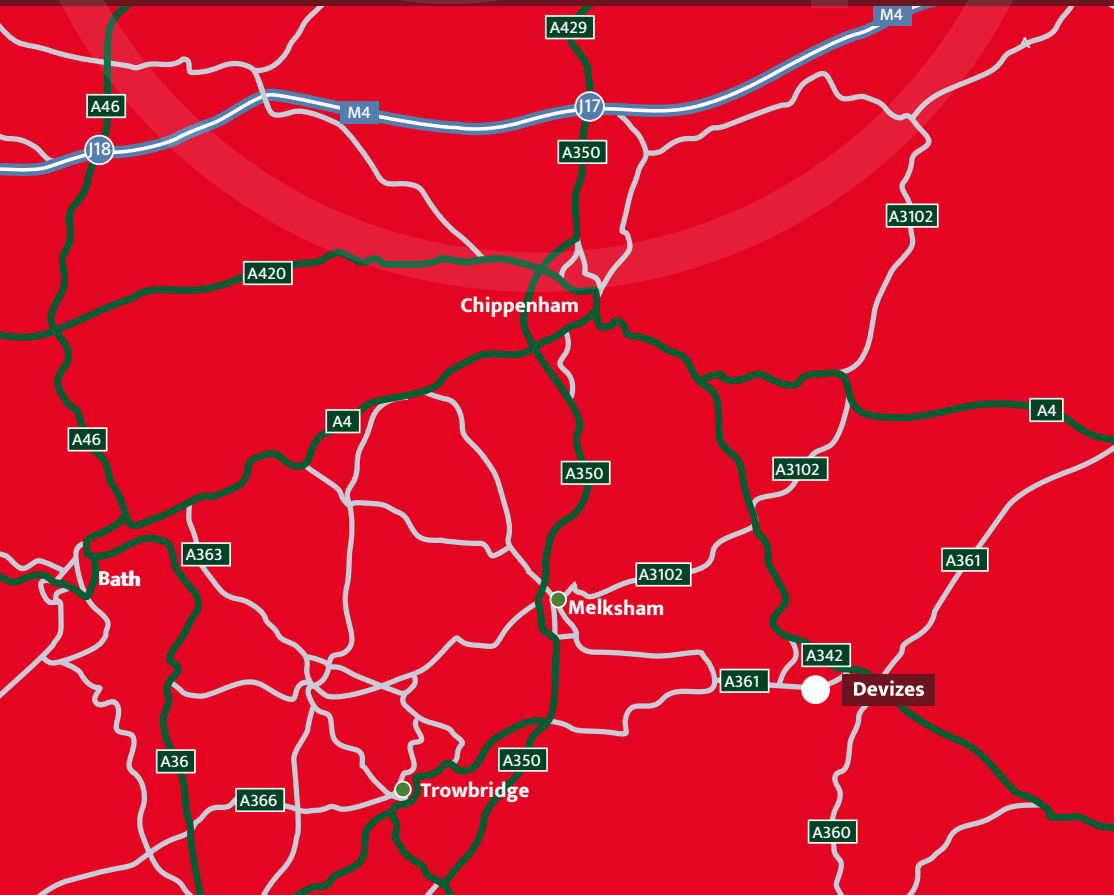
The residential proposals total **42,787 sq ft (3,974.91 sq m)** and the flexible commercial unit is to be **729 sq ft (67.7 sq m)**.

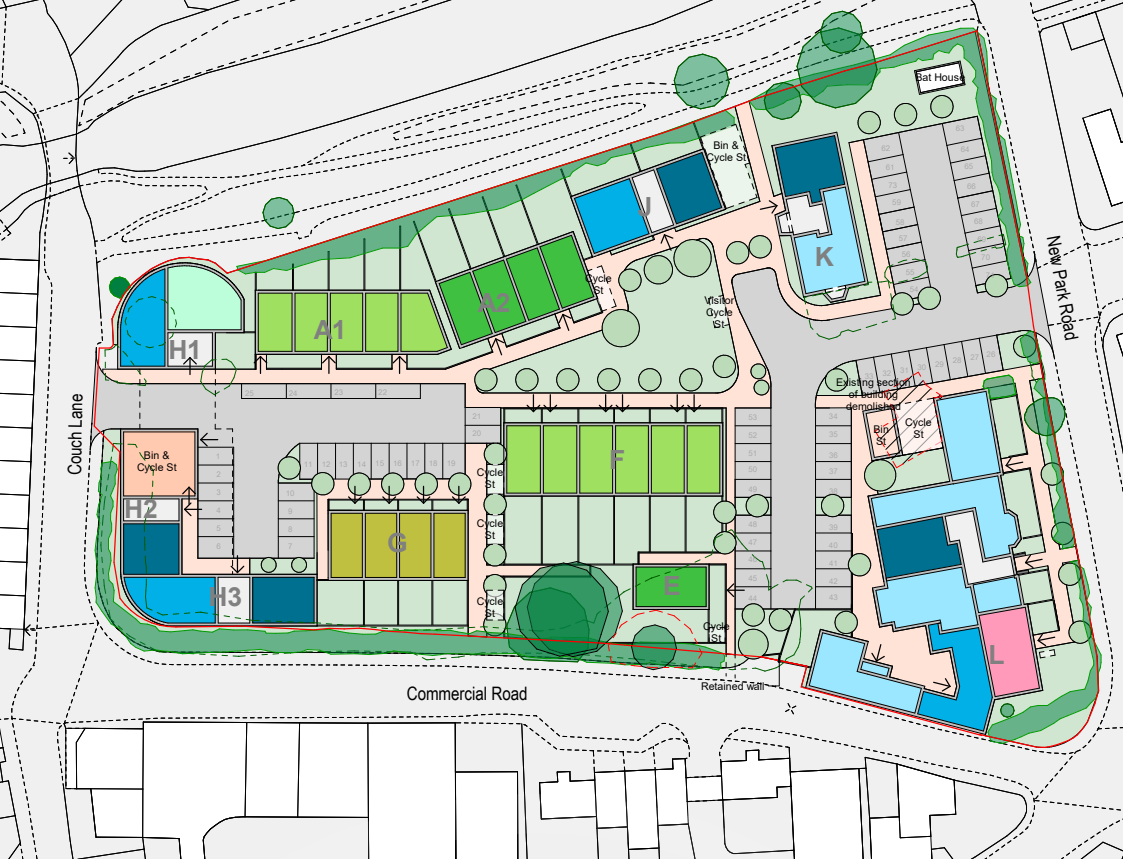
## LOCATION

Devizes is a medieval market town located in mid Wiltshire approximately 11 miles North East of the County Town of Trowbridge and 14 miles South West of Marlborough. Chippenham is just over 10 miles to the North West with Junction 17 of the M4 a further 4 miles to the North. Swindon is 19 miles to the North East.

The former Community Hospital forms part of the Wharf development overlooking the Kennet & Avon canal and is accessed directly from Couch Lane to the west and Commercial Road to the east off New Park Road. All roads join the A361 New Park Street which is one of the main thoroughfares through Devizes.

The town centre is about a three minute walk offering a wealth of retail and restaurant/pub opportunities in a picturesque town with historic architecture including the Wiltshire Museum, the Wadworth Brewery, Castle Hotel, a working canal and a large public park including duck pond.





## ACCOMMODATION

The original Devizes Cottage Hospital was founded in 1872 and significant additional buildings were added in 1926. Further buildings were constructed throughout its operating period and the Hospital was used up until November 2022.

The existing buildings are of brick construction and generally 2-2.5 storeys in nature. The immediate surrounding areas are of residential use in three directions with the northern elevation abutting the canal footpath. The planning permission that has recently been secured allows for two of the buildings to be sympathetically converted and the remaining redundant buildings to be demolished and redeveloped as a variety of residential dwellings. The 38 proposed apartments comprise 16 one bedroom, 19 two bedroom and 3 three bedroom. There are 20 two and three bedroom houses proposed, 15 and 5 respectively.

The residential proposals total 42,787 sq ft (3,974.91 sq m) and the flexible commercial unit is to be 729 sq ft (67.7 sq m).

The overall site measures approximately 2.08 acres (0.84 hectare).

## PLANNING

The site has secured planning consent from Wiltshire Council for the development of 58 residential dwellings (Use Class C3) and the provision of a small flexible commercial unit (Use Class E). These are part conversion (16 dwellings) of two of the original buildings to the eastern boundary of the site and part redevelopment (42 dwellings). The planning reference is PL/2022/08744.

## BUSINESS RATES

The Property has been removed from the rating list and new assessments will be required for Council tax purposes following the conversion/redevelopment.

## ENERGY PERFORMANCE CERTIFICATES

There are various EPCs in place for the different buildings across the site. Further details are available in the Dataroom.



## FURTHER INFORMATION

There is a Dataroom which provides building & site plans, photographs, planning history, asbestos surveys, ecological surveys, utilities information, title documents and CPSEs.

Please contact the sole agents to be given access to the Dataroom.

## TERMS

The property is available to purchase on a freehold basis with vacant possession.

Unconditional offers are sought for The Property (WT114720) with the benefit of Planning Permission PL/2022/08744 for the redevelopment/conversion to 58 residential dwellings. An overage/clawback provision will be put in place for a period of 10 years.

Offers in the region of £1.75 million are guided.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price.

## ANTI MONEY LAUNDERING

A successful Purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWING ARRANGEMENTS

For further information or to arrange a site inspection, please contact the sole selling agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/Hollister HD2602 04/24