



**BNP PARIBAS
REAL ESTATE**

On behalf of



Property Services

FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP) SHIRE HILL HOSPITAL, OLD GLOSSOP, DERBYSHIRE, SK13 7QP



Aerial Photo of the Property looking north west (red and blue lines for identification purposes only)

- **Outline planning application for development of up to 52 dwellings on circa 4.2 acres (1.7 hectares)**
- **Total site area circa 17.2 acres (7 hectares)**
- **Attractive location between Manchester and Sheffield, on the edge of Old Glossop village and the Peak District National Park, less than 1 mile from Glossop town centre and train station**



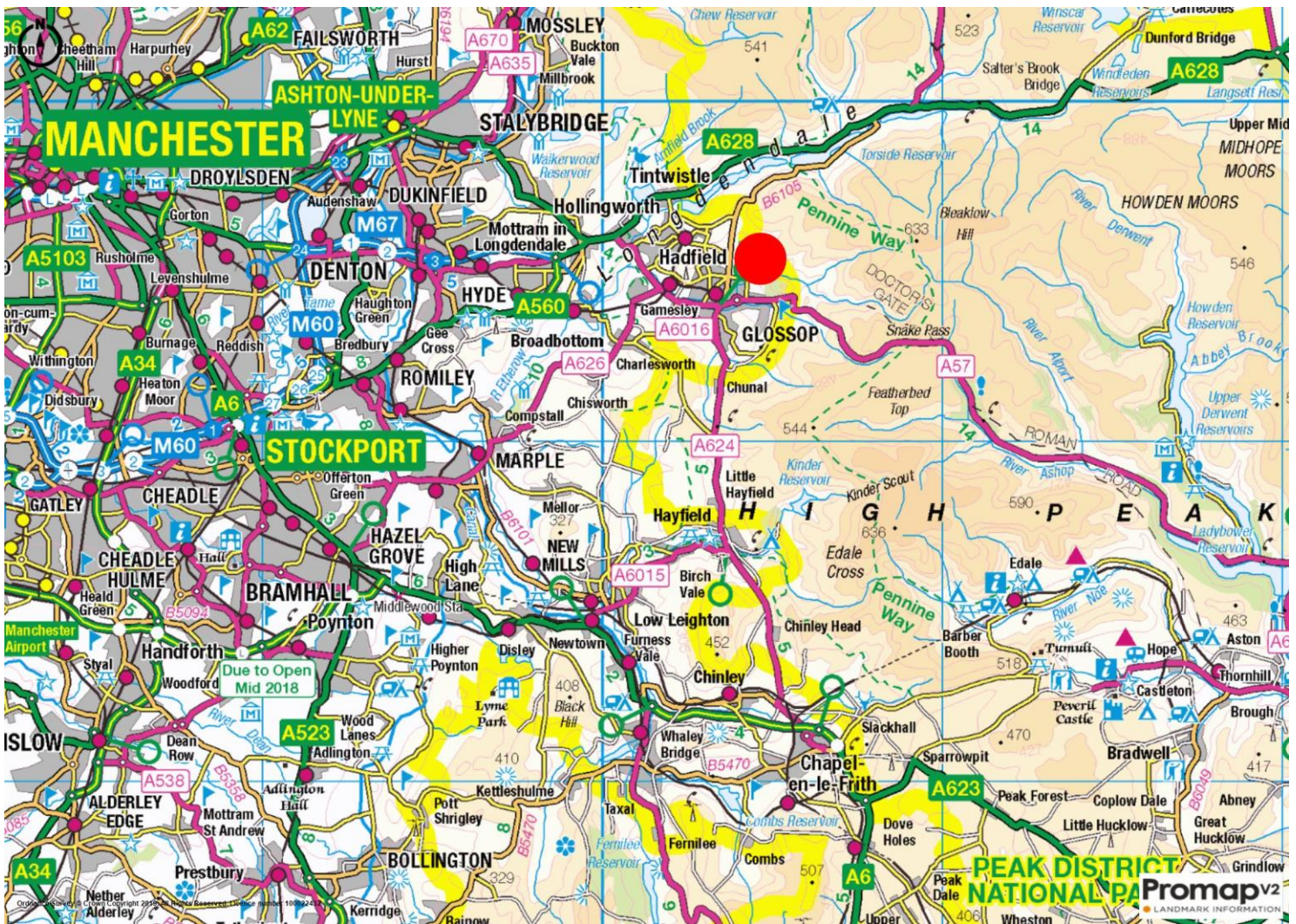


Location

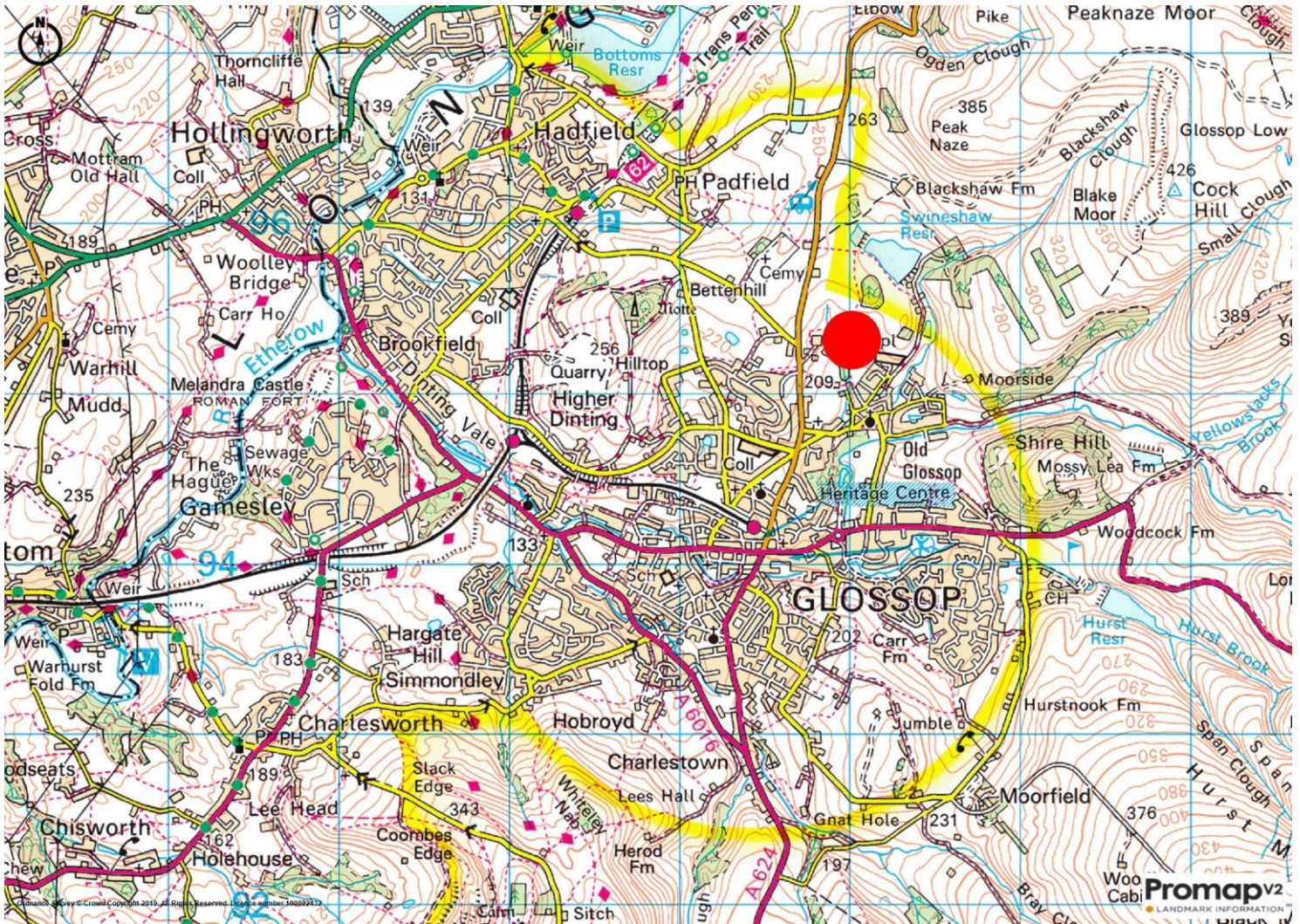
The Property is located on the northern edge of Old Glossop village, adjacent to the Peak District National Park. Old Glossop is an attractive and historic village with a Church and Conservation Area, surrounded by open countryside to the north and east.

Glossop train station and town centre are both less than 1 mile to the south, including a mix of retailers, cafés, restaurants and other businesses, with a large Tesco superstore to the west. Taylor Wimpey has recently completed its Laurel View development of 150 homes to the north of Glossop, with sales at Ryedale Homes Glossop Brook development of 55 houses on the southern edge of Glossop town centre currently ongoing.

Old Glossop is circa 14 miles east of Manchester city centre and 24 miles west of Sheffield city centre, with Manchester Airport circa 20 miles to the south west. There are frequent train services operating between Glossop and Manchester Piccadilly, with onward connections to other major centres. The A57 is less than a mile to the south, which provides access to the M67, M60 and M62 to the west and Sheffield City Centre and the M1 to the east. .



Location Plan (Property identified by red dot for identification purposes only)



Location Plan (Property identified by red dot for identification purposes only)

The Property

The Property comprises the former Shire Hill Hospital, extending to circa 17.2 acres (6.96 hectares) in total, as shown edged red on the Ownership Boundary Plan below. It is located on the edge of a predominantly residential area, including Kilmory Fold immediately to the south of the Property, which originally formed part of Shire Hill Hospital.

The developed area of the Property edged red on the Planning Application Plan below extends to circa 4.2 acres (1.7 hectares), with the topography increasing in height from south to north. The vendor has provided floor plans which advise the total Gross Internal Area of the existing buildings is circa 3,655 sq. m. (39,340 sq. ft.). This includes the 'Ward Block' to the west and the 'Admin Block' to the east, with a number of other ancillary buildings and chimney stacks to the north. The remainder of the developed area of the Property consists of hardstanding used for car parking and vehicular access, as well as landscaping and other green space.



The undeveloped area of the Property to the north and west comprises circa 13 acres (5.3 hectares) of agricultural fields. This includes a stone outbuilding located immediately to the north of the developed area of the Property that may have development potential.

Primary access to the Property is taken from Bute Street to the south, with a secondary access provided via Blackshaw Clough to the east, which is adopted in part.



Ownership Boundary Plan



Planning Application Plan

Development Context

The High Peak Local Plan (2016) Proposals Map shows that the Property lies outside of the 'Built-Up Area' of Glossop, with the area edged red on the Planning Application Plan allocated as 'Countryside' and the remainder as 'Green Belt'. The Peak District National Park boundary is just over 200m to the north of the Property.

The existing buildings are not listed and the Property is not within a Conservation Area. A Certificate of Immunity was granted on 4 October 2019, precluding the Secretary of State from listing the Shire Hill Hospital for a period of five years and the local planning authority from serving a Building Preservation Notice on it during that period.

A Tree Preservation Order relating to some of the trees at the Property was made on 8 July 2019.

Policy H4 of the High Peak Local Plan states 30% affordable housing will be sought on any proposal for the development of 25 units or more, with 20% sought for 5-24 units (0.16ha or larger). High Peak Borough Council has not yet introduced a Community Infrastructure Levy.

An outline planning application was submitted in July 2019 (ref. HPK/2019/0316). This proposed the development of up to 52 dwellings (all Matters reserved) on the area of the Property edged red on the Planning Application Plan above.

This application is currently being determined by High Peak Borough Council, with discussions currently ongoing regarding the viability of retaining any of the buildings at the Property. However, the residential development of the Property is considered to be acceptable in principle based on the pre-application response received in May 2019.





The land to the south east of the Property (in third party ownership), is subject to a separate application seeking outline planning permission to develop 56 dwellings, which is also currently being determined by High Peak Borough Council (ref. HPK/2019/0215).

For further information on planning please contact High Peak Borough Council’s planning department direct.



Aerial of Planning Application Plan Area looking east



Aerial of existing buildings looking south

Further Information

Further information relating to the Property is available at shirehillhospitalglossop.co.uk, including the following:

Asbestos Surveys	Certificate of Immunity
Conversion Feasibility Report	Draft TR1 with Overage and Clawback
EPC	Floor Plans
Highways Search	Phase II Ground Investigation Report
Planning Application Documents	Pre Application Submission & Response
Title Documents	Topographic Survey
Tree Preservation Order	Utilities Report

Method of Sale

Offers are invited for the freehold interest in the Property with limited title guarantee and subject to overage and clawback. The preference is to sell the whole Property in one transaction, but offers will be considered for part of the Property in isolation.

Any offers that are subject to conditions should state clearly the steps necessary to remove the conditions and the anticipated timescales for doing so. The vendor does not undertake to accept the highest nor any offer.





Viewings

On-site inspections are strictly by appointment only. Please contact the vendors' sole agent BNP Paribas Real Estate to arrange an inspection or for additional information.



Photo from the Planning Application Area looking south



Aerial of existing buildings looking north west



Aerial of Planning Application Plan Area looking west (red line for identification purposes only)



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Aerial Photo of the Property looking south (red and blue lines for identification purposes only)

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