

# FOR SALE



- Closed hospital facility with alternative use potential including community, offices/employment, tourism & leisure, education, care/nursing home and residential (subject to planning).
- Potential Refurbishment and new build opportunity.
- Forestry setting.
- Approximately 3.33 Acres

## Dilke Memorial Hospital

Speech House Road, Cinderford,  
Gloucestershire, GL14 3HX

# Summary

## Development Opportunity

- Closed hospital facility adjacent to B4226 and the cycle trail.
- Forestry setting.
- Outside Settlement Boundary of Cinderford & within the Forest Boundary (Statutory).
- Alternative use potential - community, offices/commercial, care/nursing home, leisure/tourism, education and residential (subject to planning).
- Total site area - approximately 3.33 acres.
- Offers will be invited on an unconditional and subject to planning basis - the Best & Final Offers date to be confirmed.



# Location

The Dilke Memorial Hospital is located adjacent to the B4226 (Speech House Road) and 700 metres west of the junction with the B4227 (leads to the Linear Park and Cinderford).

The Family and Colliers Trail cycle track is located directly to the rear of the site. Speech House Hotel and Forestry England's Beechenhurst leisure site/Sculpture Trail is to the west.

The A48 (Gloucester to Chepstow Road) is to the south and the A4136 to north.

**M48 J2**



**18.5 miles**

**Gloucester  
City Centre**

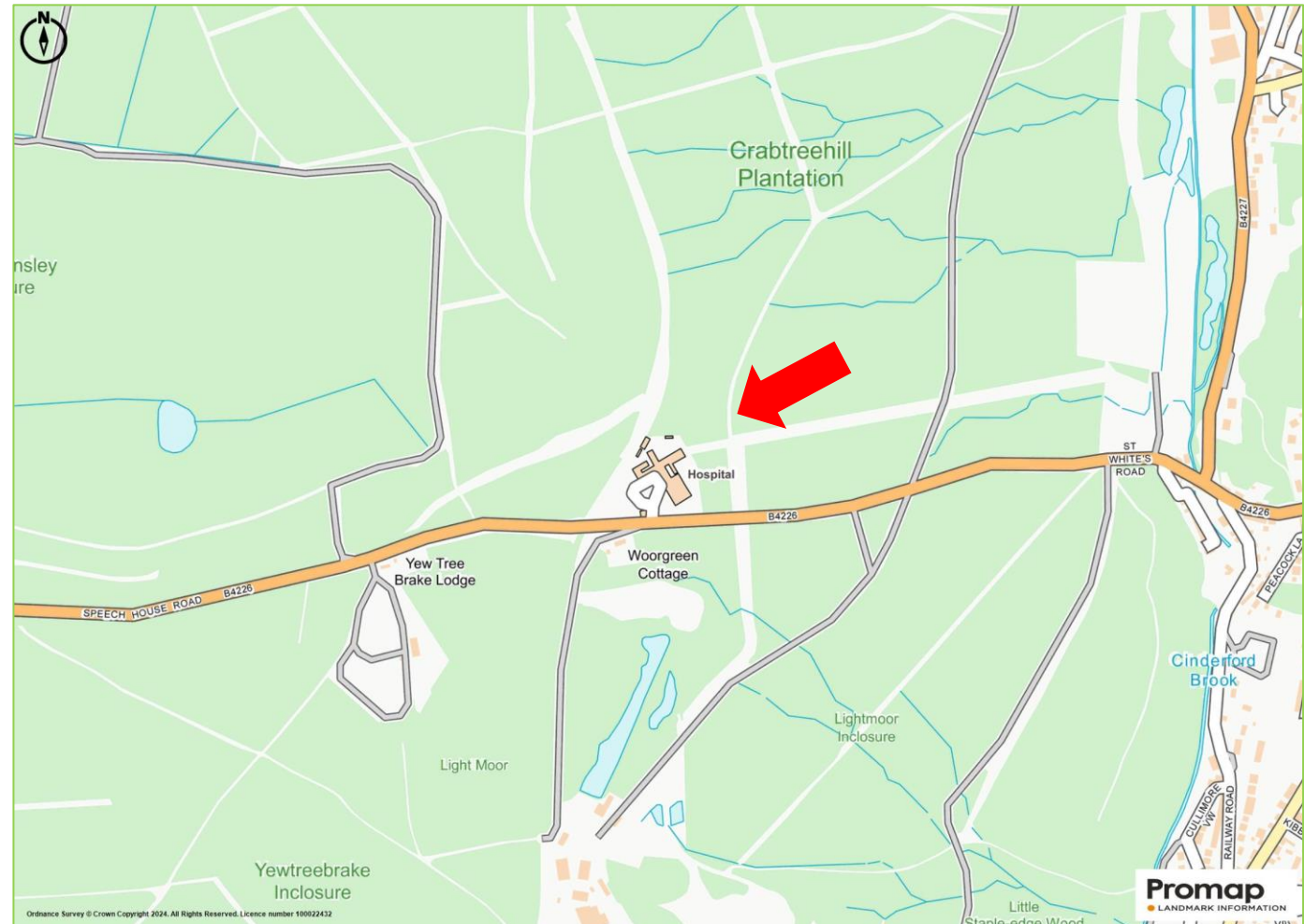


**14.5  
miles**

**Chepstow**



**17 miles**



# Accommodation

## Description

The former hospital comprises the original Pavilion building, more modern single storey accommodation, a detached lodge and various outbuildings. The total site area is approximately 3.33 acres.

### Pavilion Building

The mainly three storey building appears to be of traditional form of construction with rendered elevations incorporating UPVC double glazed windows beneath a pitched roof with dormer windows. The building has been extended with single storey additions beneath pitched and flat roofs.

Internally the ground floor, which was the Outpatients/Day Unit, has been subdivided to provide waiting areas, consulting/treatment rooms, offices and staff facilities. The two upper levels provide offices/administration. The floors are linked by an internal staircase.

### Single Storey Buildings

The more modern single storey accommodation has mainly brickwork elevations incorporating UPVC double glazed windows beneath flat roofs with asphalt covering.

Internally the accommodation has been subdivided and provided facilities including Casualty, Physiotherapy, Child Services and Forest Inpatients Unit.

### Lodge

A detached two storey residential building with rendered elevations beneath a pitched roof. The accommodation, which is arranged on ground and first floors, was most recently used for a specialist therapy unit and offices. There is also a garage/store.

### External

The property is set within mature grounds, with a tarmacadam surfaced service road and main car park. There are also various outbuildings/stores.

## Services

We are advised that mains water, drainage and electricity are connected to the site. The existing heating system is oil fired.

We confirm that we have not tested any service installations and any purchaser must satisfy themselves independently as to the state and condition of such items. In addition, interested parties should make their own enquiries of the relevant utility provider in respect of the service capacity for any development proposals.

## Measurements (the measured survey plans confirm the following approximate Gross Internal Floor Areas and includes the non-standard buildings/sections)

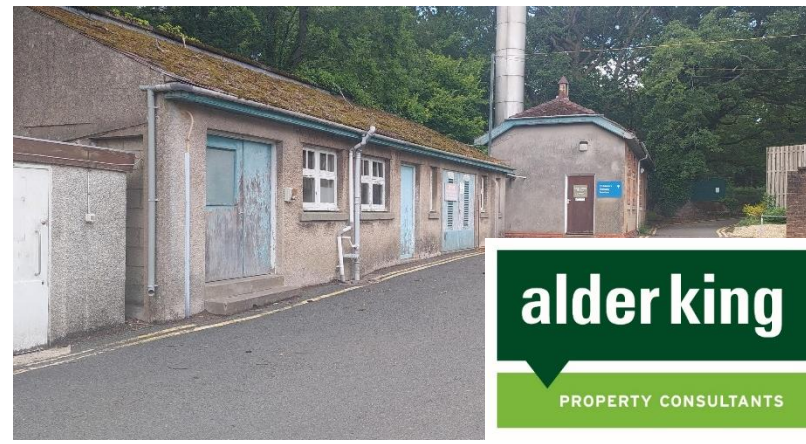
### Pavilion and single storey sections

Area	Sq m	Sq ft
Ground Floor	2,411.83	25,961
First Floor	162.26	1,746
Second Floor	139.04	1,497
<b>TOTAL</b>	<b>2,713.13</b>	<b>29,204</b>

### Lodge

Area	Sq m	Sq ft
Ground Floor	67.66	728
First Floor	46.69	503
<b>TOTAL</b>	<b>114.35</b>	<b>1,231</b>

The above excludes undercroft storage, stores, plant room and enclosures.





# Planning | Rates | Technical Information | Terms

## Energy Performance Certificate

The main hospital has an Operational Rating B (expires 29 June 2025).

## Planning

The property, which is surplus to the Trust's requirements following the opening of the new Forest of Dean Community Hospital, has an established use as a hospital/medical facility.

The Pre-app with the Local Planning Authority confirms support for the principle of redeveloping the site subject to constraints. The potential uses identified included community, employment/offices, tourism and leisure, care/nursing home and residential.

The Pavilion is a non-designated heritage asset.

The site is within the designated Forest Boundary (Statutory) and close to Key Wildlife Sites.

Any prospective purchaser should direct enquiries regarding the existing and potential future uses to The Forest of Dean District Council Planning Department (01594 810000).

## Business Rates

The Valuation Office Agency website states 'Hospital & Premises'. The current rateable value is £71,000 effective from 1st April 2023.

Interested parties should make their own enquiries of the billing authority, Forest of Dean District Council Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Technical Park

The Sharefile/data room includes the following:-

- Copy of the Register of Title.
- Pre-app - Forest of Dean District Council (December 2023).
- Site & floor plans (Pdf & DWG).
- EPCs.
- Surveys/reports including Asbestos and Fire Risk Assessment/Action Plan.
- Offer Evaluation Methodology (Financial and Social Value).

## Tenure

Freehold (Title No GR160462).

## Purchase Price

Unconditional and conditional offers will be invited.

The Best and Final offers date will be confirmed during the marketing period. All offers will be subject to assessment by the Financial and Social Groups.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

The property is not elected for VAT.

## AML

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 an inspection, please contact the agents:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
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**AK Ref:** PP/ld/N99538  
**Date:** September 2024  
**Subject to Contract**



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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.