Development Opportunity
St Tydfil’s Hospital

Merthyr Tydfil, CF47 0SJ
For Sale

- Town centre site extending to approximately 2.06 ha (5.09 acres)
- Allocation in the LDP for 60 residential units
- Existing buildings approximately 14,748 sq m (158,747 sq ft) (GIA)
- Part Grade II listed
### Property

The property is located on the northern edge of Merthyr Tydfil town centre, approximately 200m from the High Street and 400m from the railway station. Extending to approximately 2.06ha (5.09 acres), the site is irregular in shape and is formed of two broadly level plateau connected by a single road. The upper plateau benefits from some attractive views across the town.

The main building was originally built in 1840 as part of the Merthyr Union Workhouse. The property is within an established residential area and has redevelopment potential. It is envisaged that it will become surplus to the requirements of Cwm Taf Health Board, due to the opening of new facilities in the area in mid 2012.

### Location

Merthyr Tydfil is approximately 38km (24 miles) north of Cardiff and 53 km (33 miles) northeast of Swansea. The town is well served by transport links including good dual carriageway road access provided by the A470 to Cardiff and the A465 ‘Heads of the Valleys Road’. Merthyr Tydfil railway station has direct services to Cardiff Central with a journey time of approximately 1 hour. The property is accessed from Upper Thomas Street.

### Planning

The site is within the plan area of Merthyr Tydfil Local Development, which was adopted by the Council as the statutory development plan in May 2011. The site is allocated for residential development under Policy AS1: housing allocations in the Primary Growth Area. The LDP estimates capacity of the site as 60 dwellings. It indicates that a site development and transport assessment will be required and that planning obligations will be sought for affordable housing (on site), transport improvements and financial contributions to education/leisure. It is understood the council has begun preparing a development brief for the site.

### Cultural Heritage Designations

The site is subject to a number of designations:

- The central block of the main entrance archway was Grade II listed in 1988 (record number 11475)
- The Local Planning Authority regards the remaining area of the property offered for sale as being included within the curtilage of the Listed Building
The statue and plinth to Sir W.T. Lewis, Grade II listed in 1988 (record number 11476).

A small part of the site (in the vicinity of Union Place) lies within the Thomastown Conservation Area. The Conservation Area adjoins the site on its southern and western boundaries.

The site lies within an area that has been designated in the non-statutory Register of Landscapes of Outstanding Historic Interest in Wales (Countryside Council for Wales, Cadw and ICOMOS, 1998).

Further information is available on request.

Tenure
St Tydfil’s Hospital, Upper Thomas Street, Merthyr Tydfil – Freehold, registered under title number WA794555.

Part of Campsie House, 44 Upper Thomas Street, Merthyr Tydfil – Freehold, registered under title WA794534.

Land adjoining St Tydfil’s Hospital, Upper Thomas Street, Merthyr Tydfil – Leasehold and registered under title number WA794584. The Local Health Board occupies this land by virtue of a lease dated 19 April 1815 between (1) Samuel Rees and (2) William Milborne Davies and Thomas Jones for a term of 983 years and 2 months from January 1809.

Further title information is available on request from the sole agent, Savills.

Details of Purchase, Terms and Conditions
Offers are invited on an unconditional basis. Cwn Taf Health Board are under no obligation to accept any offer.

VAT
VAT will not be charged on the sale.

EPC
The buildings on site have the following EPC ratings:
- Main Hospital – C
- Central Offices – C
- Campsie House – E
- Day Care Centre – D
- Hafod House – C
- Psychiatric Block – C
- Psychology Block – C

Further Information
Further information is available from the sole agent, Savills. This includes Topographical Survey, Extended Phase 1 Ecology Survey, External/Internal Bat Survey, Geotechnical and Geo-environmental Desk Study, Report on Title, Floorplans, Asbestos Register, Traffic Survey, Red Line Disposal Plan, Planning Appraisal and EPC.

Viewing
Viewings will be strictly by appointment arranged through viewing days with the Sole Agent Savills. Please contact Leah Jeffreys +44 (0) 2920 368 918.

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Important Notice
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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