

FOR SALE

# Babington Hospital



DERBY ROAD | BELPER | DERBY | DERBYSHIRE | DE56 1WH

Potential for reuse or redevelopment, subject to planning permission.

AVISON  
YOUNG



# The Opportunity

**Babington Hospital site is a significant landmark in the town of Belper extending to circa 4.2 acres (1.7 ha) gross.**

The site comprises several predominantly stone built buildings, the first of which is the original workhouse which was constructed in 1838. The infirmary was added in 1889 and the Meadows Suite, to the south, was opened in 1938. Various annexes and extensions have also been constructed over time.

Part of the wider site is being retained and redeveloped for a new health centre. Vacant possession of the hospital is subject to completion of this building which is anticipated late 2025.



**THE OPPORTUNITY**

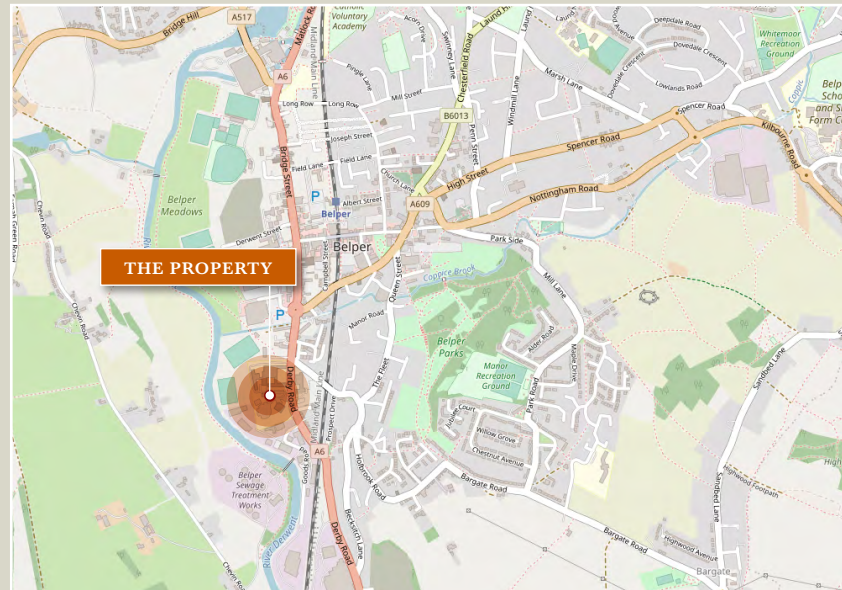
LOCATION

THE PROPERTY

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# Location



The property is located in Belper, a town in the Amber Valley District of Derbyshire. Belper is approximately 7 miles (11.3 km) north of Derby, 14 miles (22.5 km) north-west of Nottingham and 14.5 miles (23.3 km) south of Chesterfield. Belper's railway station is 0.3 miles (0.5 km) to the north of Babington Hospital and has

services to London St Pancras, Nottingham, Sheffield, Derby and Matlock, amongst others. There are two bus stops adjacent to Babington Hospital which provide services to Derby, Matlock, Bakewell and Buxton. Derby Road connects the property to Matlock and Derby. Junction 26 of the M1 which is 10 miles (16 km) to the east.

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# The Property



## Tenure

The property is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property is currently part of Title DY242060. A new freehold title will be created on the sale of the site as per the red line plan, extending to circa 4.2 acres (1.7 ha) gross.

## Services and Highways

We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

## Planning

The Local Planning Authority is Amber Valley. The current planning use is C2 Hospital but pre-application discussions are positive towards the conversion to form over 70 residential units.

We understand that Babington Hospital is located within the Belper and Milford Conservation Area and within the Derwent Valley Mills World Heritage Site.

A number of the buildings located on the site are Grade II Listed. Historic England shows the following listings:

- North Lodge at Babington Hospital
- Eastern boundary railed walls and piers at Babington Hospital
- Main Entrance lodge to eastern courtyard at Babington Hospital
- North range of eastern courtyard at Babington Hospital
- South range of eastern courtyard at Babington Hospital
- Western range of eastern courtyard at Babington Hospital

Please note that a number of buildings, which are not specifically mentioned in the listing could be covered by the curtilage of the listing.

## Floor Areas

### Laundry

565.79 sqm/6,090 sq ft GIA (ground – first floor)

### Meadows Suite

726.48 sqm/7,820 sq ft GIA (ground – second floors)

### Main Hospital Building

8,341.39 sqm/89,786 sq ft GIA (basement – third floor)



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# Further Information

## Contact

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### IMPORTANT NOTICE

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### ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

October 2023  
Subject to Contract.



### Flooding

We have been informed that the western area of the site is within Environment Agency Flood Zone 3 (High Probability) and the eastern area of the site is within Environment Agency Flood Zone 2. We recommend that you undertake your own investigations to understand how this would affect any potential uses or redevelopment of the site.

### EPC

**Babington Hospital – D(87)**  
**Meadows Suite – D(94)**

### VAT

VAT will not be chargeable on the transaction.

### Method of Sale

The site is being sold on an informal tender basis. A data room containing further information in respect of the property is available via the Avison Young data site here:

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

### Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire property.

Offers should be submitted using the bid proforma available in the data room to be supported by additional information as necessary.

Offers are to be submitted in writing by the specified informal tender deadline, FAO:

[andrew.moss@avisonyoung.com](mailto:andrew.moss@avisonyoung.com)  
and  
[lucy.briggs@avisonyoung.com](mailto:lucy.briggs@avisonyoung.com).

The vendor reserves the right not to accept the highest or any offer received.

### Viewing & Additional Information

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

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