

CARE/RETIREMENT VILLAGE DEVELOPMENT OPPORTUNITY IN A HIGH PROFILE LOCATION IN THE TOWN OF GRIMSBY WITH OUTLINE PLANNING CONSENT GRANTED

LAND AT THE FORMER YMCA, PEAKS LANE, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN32 9ET



Indicative site plan of the care home scheme

OPPORTUNITY

- Opportunity for bespoke Care Village scheme comprising of a residential care home and elderly care uses
- Outline planning consent granted in November 2023
- Scope for an operator to accommodate their optimum specification and layout at the reserved matters stage of the planning process
- c. 4.25 acre site
- Located in the town of Grimsby, Lincolnshire
- c. 600m from the A16 and A46 with connections to major Lincolnshire towns and cities
- Prominent roadside location
- Close to a number of desirable town centre amenities including shops, eateries and recreational spaces
- Current demand for 1,167 care beds in 10km, projected to increase to 1,275 by 2028
- An undersupply of -472 EMC (effective market capacity) beds in 10km, anticipated to increase to -580 beds in 2028
- Population of 159,896 in 10km
- c. 22.1% of the population is aged over 65 in 10km
- c. 2.1km from Grimsby train station
- c. 600m to the nearest bus stop
- c. 1.8km to the closest GP services
- c. 3.1km to the Diana, Princess of Wales Hospital which provides the nearest general hospital services
- Freehold site sale
- Offers for individual plots will be considered



LOCATION

Grimsby is a historic port town located in North East Lincolnshire. There are town centre amenities including high street and independent shops, Freshney Place Shopping Centre, retail park, choice of supermarkets, post office, restaurants, cafes, public houses, hotels, and community facilities.

The Lincolnshire Wolds Area of Outstanding Natural Beauty is located to the south west of Grimsby, Cleethorpes Beach is situated to the south east and there are a number of parks, recreation grounds and green spaces located throughout the town.

The town is undergoing regeneration. Schemes include the Riverhead Square project, where there are plans for improved infrastructure, event space, and green space at the town waterfront. Funding has also reportedly been secured for development of Freshney Place- Grimsby's main shopping centre- with new leisure, eateries and market hall facilities proposed.

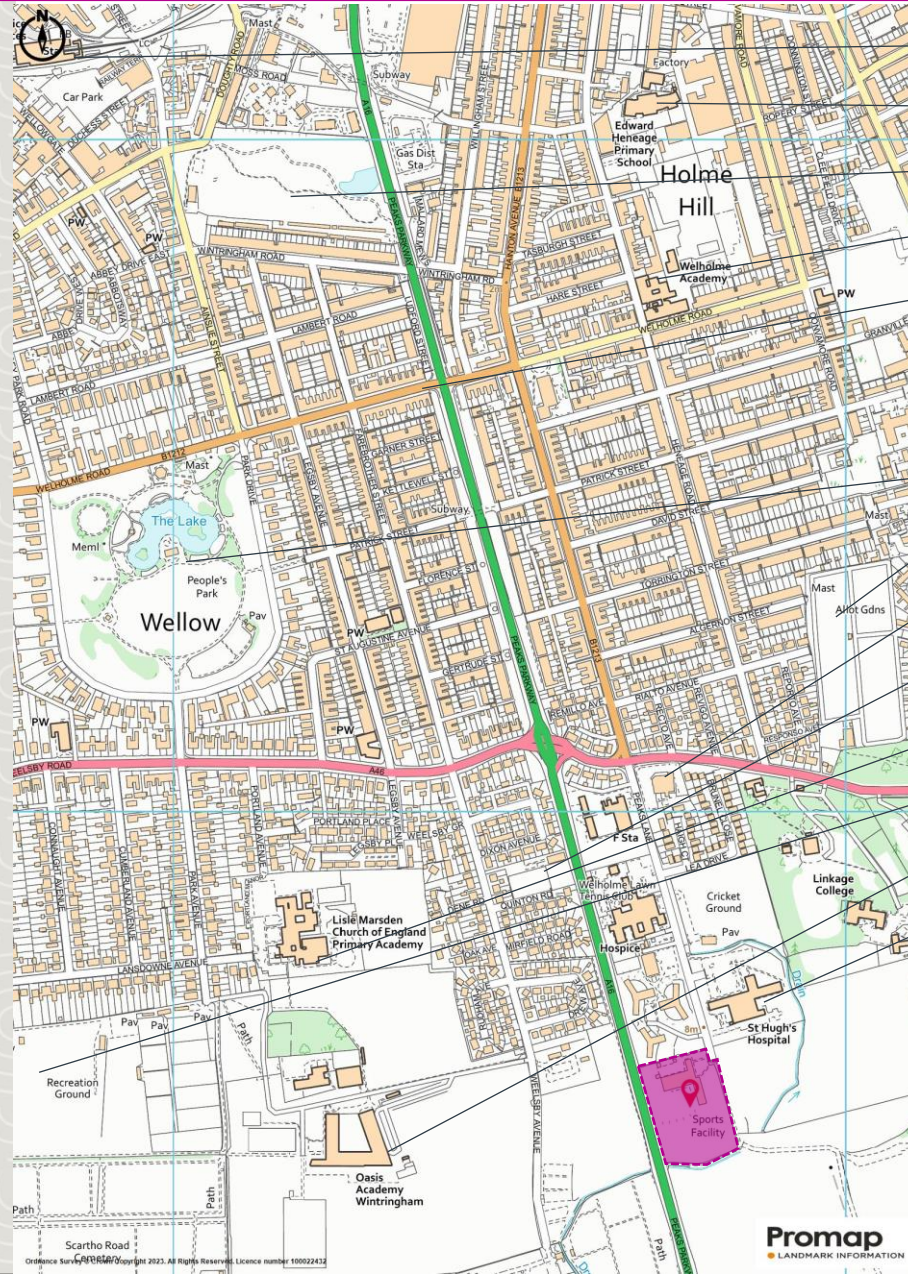
The site is located c. 600m from the A46 and the A16, both of which are main routes through the country to major towns and cities including Lincoln, Peterborough, Louth, Boston and Market Rasen.

Grimsby train station is c. 2.1 km north west of the site and has regular connections to Cleethorpes, Liverpool Lime Street, Barton on Humber, Lincoln, Newark and Manchester.

The closest bus stop is c. 600m to the north on Weelsby Road (A46) which is served by the 7 bus route with stops between Grimsby and Curzon Court. Other routes in the town provide services to a number of nearby locations including Cleethorpes, Market Rasen, Bradley Park, Alford, and Louth.

Weelsby View Health Centre is c. 1.8km northeast of the site. St Hugh's Hospital is situated to the north and provides a small range of services including general surgery.

The Diana, Princess of Wales Hospital is c. 3.1km to the south west and is the closest general hospital with departments including Accident & Emergency, dementia services and geriatric medicine.



Grimsby train station

School

Ainslie Park

School

Wellhome Road (B1212)

People's Park and Café

Allotment Gardens

Miller & Carter Restaurant

Tennis Centre

School

Bowling Club and Tennis Courts

School

St Hugh's Hospital

A46: eastbound toward
Cleethorpes; westbound to
Market Rasen and Lincoln

Proposed care village site

A16: northbound to Grimsby
town centre; southbound to
Louth and Peterborough

SITE

The site measures c. 4.25 acres and is a brownfield site formerly in use by the YMCA. It comprises of the former YMCA building, which includes accommodation, service and administration areas, and a sports hall. The site has hardstanding car park areas and expansive former recreation space.

The western boundary of the site is formed of the A16, a main road though the county to Peterborough in the south.

Greenfield land extends to the south and east with footpaths to nearby Weelsby Woods greenspace and playground adjacent to the site. St. Hugh's Hospital is located to the north east.

The immediate site boundary is formed of mature trees and hedges which provides a natural buffer and privacy.

Access is available via Peaks Lane, to the east, which has direct access to the A16.

PLANNING

Outline planning consent was granted in November 2023 for: 'create a care village to include; a residential care home for the elderly (up to 80 bedrooms), intermediate care facility, independent living accommodation, ancillary facilities and partial demolition and change of use of the existing building from Class C2 to create serviced accommodation (Class C3) with all matters reserved'

The consent is subject to conditions and S106.

Planning reference: DM/0927/22/OUT

Historically, planning consent was granted with conditions in 2014 and 2016 for demolition of the existing hostel and sports centre and construction of a new hostel and training centre.

Planning references: DM/0396/16/FUL and DM/1029/14/FUL

Further information can be found on the [North East Lincolnshire Council](#) website.



INDICATIVE CARE VILLAGE SCHEME

Our clients have identified the former YMCA site as being suitable for redevelopment as a Care Village comprising of:

- Residential Care Home
- Independent Elderly Living Accommodation
- Elderly Close / Intermediate Care Supported Living Accommodation
- Serviced Accommodation

The outline proposal indicates that the development will include part new build and part conversion of the existing YMCA building. Other buildings on site would be partially demolished as part of the proposals.

The proposed care home will comprise of c. 60-80 bedrooms accommodated over 3 storeys and is situated toward the north of the site adjacent to a single storey service building. The drawing indicates an 'L' shaped scheme which will allow for landscaped gardens at the rear.

Opposite the proposed care home is the existing building which has been identified as being suitable for conversion into serviced short term lets/serviced accommodation for contract workers, staff, relatives and visitors.

At the south of the site, indicative drawings accommodate a 2-3 storey immediate care accommodation block and single storey independent living accommodation. The Design & Access statement suggests that this could also comprise of 55 sq m bungalows.

It is anticipated that landscaping of the site will offer attractive views and walkways with an emphasis on biodiversity.

Provisionally, 54 car parking spaces have been included in the scheme.

The indicative scheme has been submitted as an outline planning consent with all matters reserved which provides significant scope for an operator to accommodate their operational model within a reserved matters planning application. There is flexibility in the outline proposals for a wide range of elderly care provision.



OFFERS

Offers are invited for the freehold interest of the site, with the benefit of planning consent reference DM/0927/22/OUT.

Offers for individual plots will be considered.

ADDITIONAL INFORMATION

[CLICK HERE](#) for a dropbox of further information including:

- Supporting planning documents and drawings
- Decision Notice

VAT

VAT not will be payable on a freehold land sale.

EPC

As per Government guidance, an EPC is not required as the vendor reasonably expects the existing building to be demolished and redevelopment to occur.

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