

VACANT FORMER CARE FACILITY WITH REFURB/DEVELOPMENT POTENTIAL IN ATTRACTIVE WILTSHIRE LOCATION

DEVELOPMENT POTENTIAL, SUBJECT TO PLANNING CONSENT
SOUTH NEWTON HOSPITAL, WARMINSTER ROAD, SOUTH NEWTON, SALISBURY, WILTSHIRE, SP2 0QD

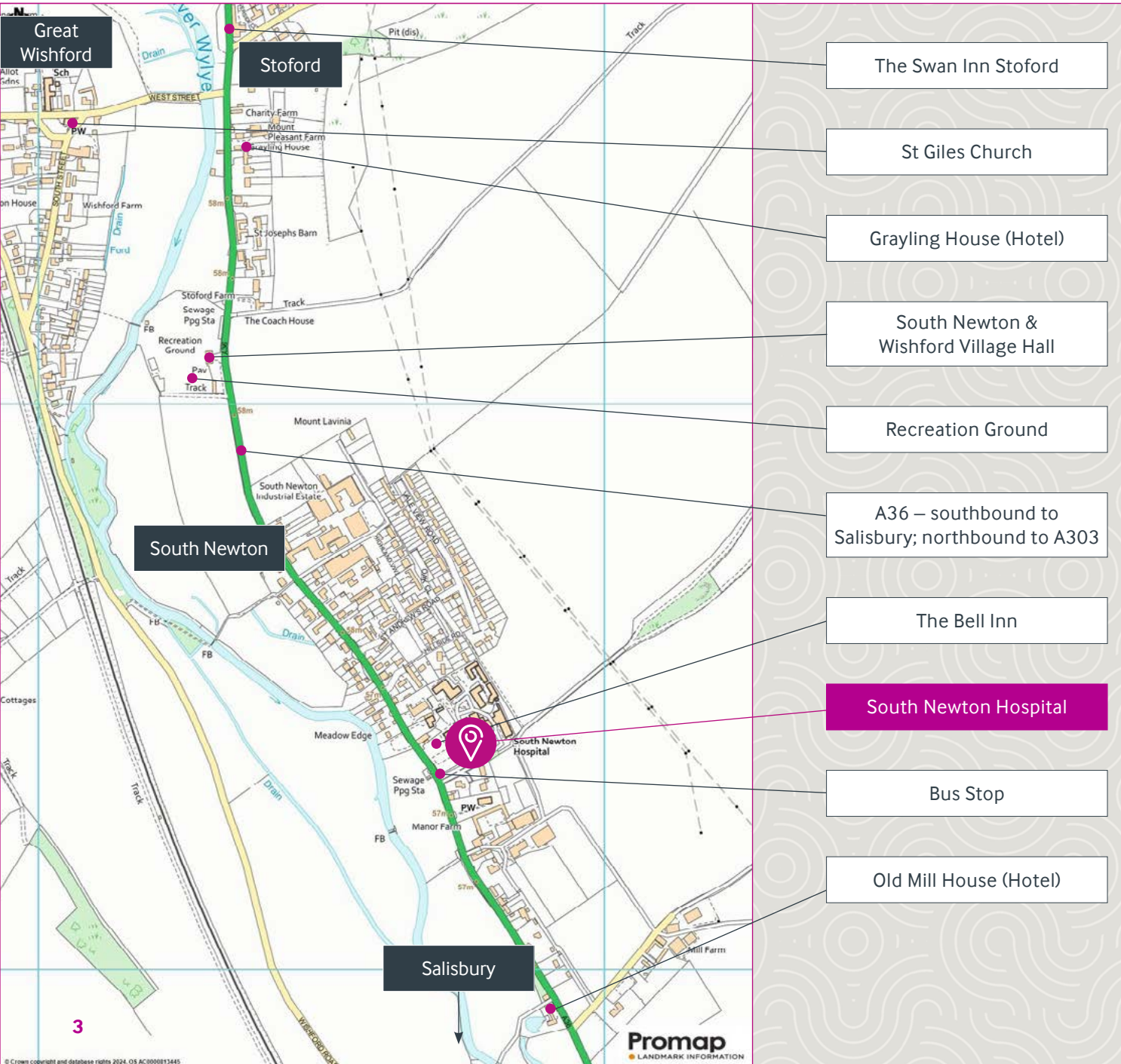





Floor plans and drawings can be downloaded from the SharePoint link on page 24.

- Closed and vacant rehabilitation centre, comprising of 131 en suite bedrooms and five private flats accommodated over a range of buildings and wards
- May be suitable for redevelopment, subject to the necessary planning consent
- c. six acre site
- Located in the Wiltshire village of South Newton
- c. 9.1 km from central Salisbury
- Situated close to the Cranborne Chase AONB
- Access granted from the A36
- c. 9.8 km from the A303, an arterial route to the west
- Bus stop at the gateway to the site
- Train services in nearby Salisbury, c. 5.1 km to the southwest
- Closest GP services c. 4.7 km to the south at the Old Orchard Surgery
- Salisbury District Hospital c. 11.6 km to the southwest
- Average house prices of c. £359,404
- Current demand for 633 care beds, anticipated to increase to 726 beds by 2029
- Freehold site sale

THE LOCATION



 **SOUTH NEWTON HOSPITAL,
WARMINSTER ROAD,
SOUTH NEWTON, SALISBURY,
WILTSHIRE, SP2 0QD**

South Newton is a Wiltshire village, situated c. 9.1 km to the north west of the historic Cathedral city of Salisbury and to the east of the Cranborne Chase Area of Outstanding Natural Beauty.

The immediate area benefits from amenities including public houses, hotels, village hall and a recreation ground. Salisbury has a wide range of amenities including independent and high street shops, cafes, restaurants, public houses, hotels, schools, and community and leisure amenities.

The site is accessed off the A36, a direct route to central Salisbury to the south east and the A303, c.9.8 km to the north west. The A303 is an arterial route to Hampshire and the M3 eastbound and Devon westbound making it highly accessible.

Bus stops are located on the A36 at the gateway to the site and are serviced by the 2 and 24 bus routes to Salisbury, Devizes and Warminster.

Salisbury train station is c. 5.1km to the south west and has connections to London, Exeter, Cardiff and the south coast.

The Old Orchard Surgery provides the closest GP services and is situated c. 4.7 km south of the site. Salisbury District Hospital is c. 11.6 km to the southwest and has a range of departments including accident & emergency, dementia services, and geriatric medicine.



SITE

South Newton Hospital is accommodated on a generous c. six acre site.

Access to the site is granted off the A36, an arterial route to central Salisbury to the southeast and the A303 to the northwest, placing it within easy distance of arterial routes through Wiltshire.

To the northern boundary of the site are existing residential housing and gardens, and The Bell Inn public house is situated directly to the west of the site boundary allowing for the South Newton Hospital to feel part of the wider South Newton community.

Opposite the public house to the west is the River Wylde and open green space currently in use as arable farmland. Fields extend to the eastern boundary of the site, providing the site with views over the surrounding countryside.

To the south of the site are existing houses and fields.

Red outline shown and labels are for indicative purposes only.

SOUTH NEWTON HOSPITAL – OVERVIEW

South Newton Hospital is a rehabilitation centre for adults which closed in 2023 and is now vacant.

The Hospital facilities are arranged over the c. six acre site and comprises of a number of nursing homes which operated as independent wards.

The Main Building benefits from additional amenities for residents including a physio pool, suites and gym.

The areas around the property have been landscaped and comprise of predominately lawned areas with mature trees and shrubs.

Throughout the site there is parking for 101 vehicles, including access and parking for deliveries and emergency vehicles.

South Newton presents an excellent opportunity to reopen as a care facility, with 81 beds available for immediate use (41 of which could carry either a care or hospital registration), and a further 50 following refurbishment.

The site is also suitable for a variety of alternative uses, such as a dementia community or retirement homes, subject to the necessary planning consents and refurbishment.

ACCOMMODATION SUMMARY

AREA	NO. OF BEDROOMS	NO. OF EN SUITES	NO. OF FLATS	GIA (SQ M)
Total Capacity	131	131	5	10,038
Main Building	41	41	-	3,646.88
Old Vicarage	22	22	-	1,489.7
Limetree	26	26	5	1,995.81
Langford & Kennet	16	16	-	889.46
Bungalows	10	10	-	473.51
Pembroke Lodge	16	16	-	885.5
Horizon Centre	-	-	-	513.39
Boiler House	-	-	-	79.4
Laundry	-	-	-	64.35

SOUTH NEWTON HOSPITAL – MAIN BUILDING – IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.



SOUTH NEWTON HOSPITAL – OLD VICARAGE

The Old Vicarage is accommodated over a cellar, ground, first and second floors. It was formerly in use as a nursing home for adults of all ages including those with dementia, mental health conditions or physical disabilities.

It has a total of 22 en suite bedrooms.

The building has a GIA of 1,489.7sq m, equating to c. 67.7 sq m per resident and comprises of:

GROUND FLOOR

- Secure lobby and ground floor reception; and second entrance at rear
- Dining room
- Two lounges
- Eight en suite bedrooms
- Bathroom
- Meeting and staff rooms
- Offices and stores
- Kitchen
- Kitchenette
- Laundry

FIRST FLOOR

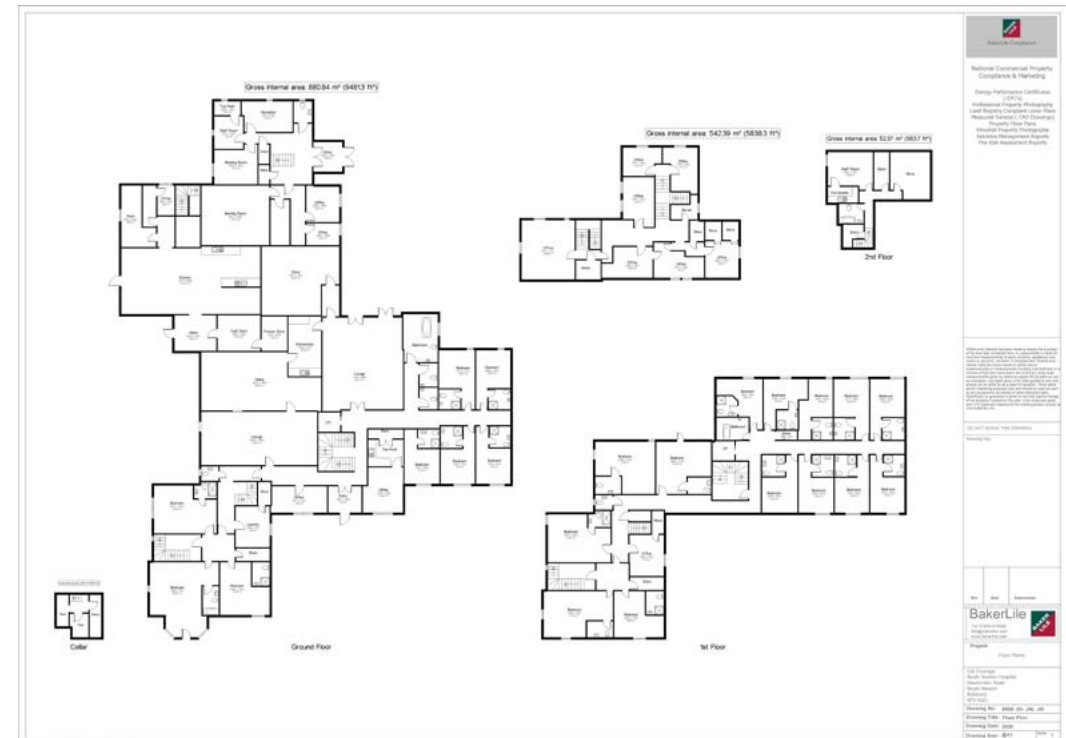
- 14 en suite bedrooms
- Office
- Stores

SECOND FLOOR

- Seven office spaces, seven stores and staff amenities

ADDITIONAL SPACES

- Cellar with plant, store and boiler room
- Lift access to ground and first floors



SOUTH NEWTON HOSPITAL – OLD VICARAGE & LIMETREE– IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.



SOUTH NEWTON HOSPITAL – LANGFORD & KENNET

Langford and Kennet are two wards accommodated on separate floors of a single building.

It was formerly a nursing home registered to provide care to adults over 65 years including those with dementia, learning disabilities, mental health conditions, physical disabilities or sensory impairments.

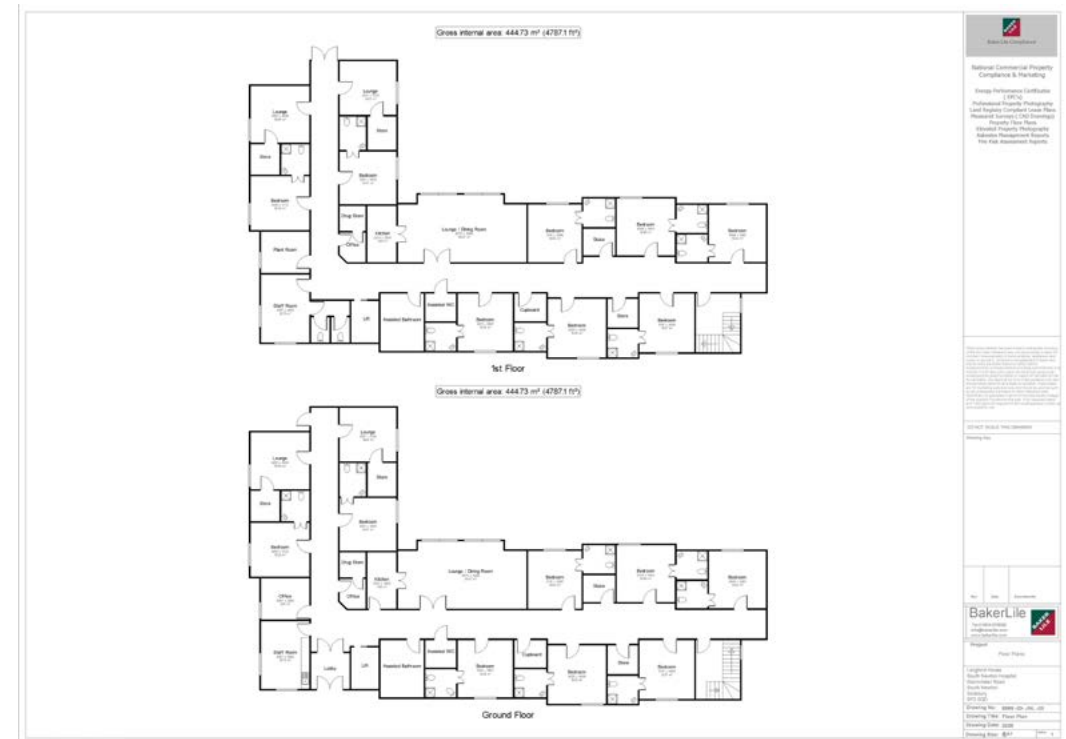
The building has a GIA of 1,995.81sq m, equating to c. 60.47 sq m per resident and comprises of:

GROUND FLOOR

- Secure lobby
- Eight en suite bedrooms
- Staff room
- Two lounges
- Lounge/dining room
- Office/store
- Assisted bathroom
- Assisted WC

FIRST FLOOR

- Eight en suite bedrooms
- Staff room
- Two lounges
- Lounge/dining room
- Office/store
- Assisted bathroom
- Assisted WC
- Plant room
- WC's
- Lift access is available to all floors



SOUTH NEWTON HOSPITAL – LANGFORD & KENNET – IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.

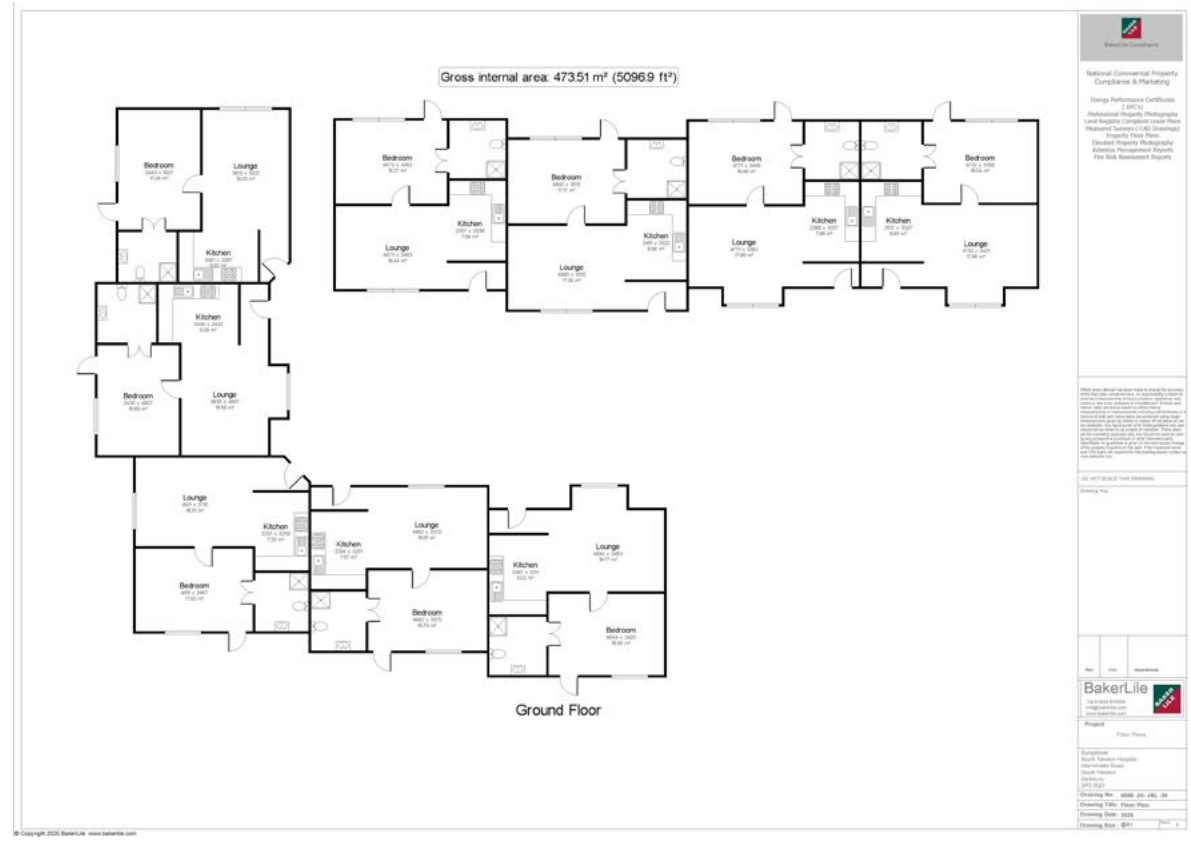


SOUTH NEWTON HOSPITAL – BUNGALOWS

The 10 bungalows each comprise of a bedroom, en suite bathroom with shower, and living space with kitchen.

All of the bungalows benefit from direct access to the surrounding environment.

The total accommodation has a GIA of 473.51 sq m.



SOUTH NEWTON HOSPITAL – BUNGALOWS – IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.



SOUTH NEWTON HOSPITAL – PEMBROKE LODGE – IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.



SOUTH NEWTON HOSPITAL – HORIZON CENTRE

The Horizon building comprises of a ground and first floor and was predominantly in use as offices.

The building has a GIA of 513.39 sq m and comprises of:

GROUND FLOOR

- 2 lounges
- Kitchen
- Kitchenette
- Activities room
- Plant room
- Staff room
- 5 offices

FIRST FLOOR

- 5 offices
- Kitchen
- Stores
- WC's
- Plant room
- WC's
- No lift access is available between floors



SOUTH NEWTON HOSPITAL – HORIZON CENTRE – IMAGE GALLERY

Photographs are available to download from the SharePoint Link on page 24.



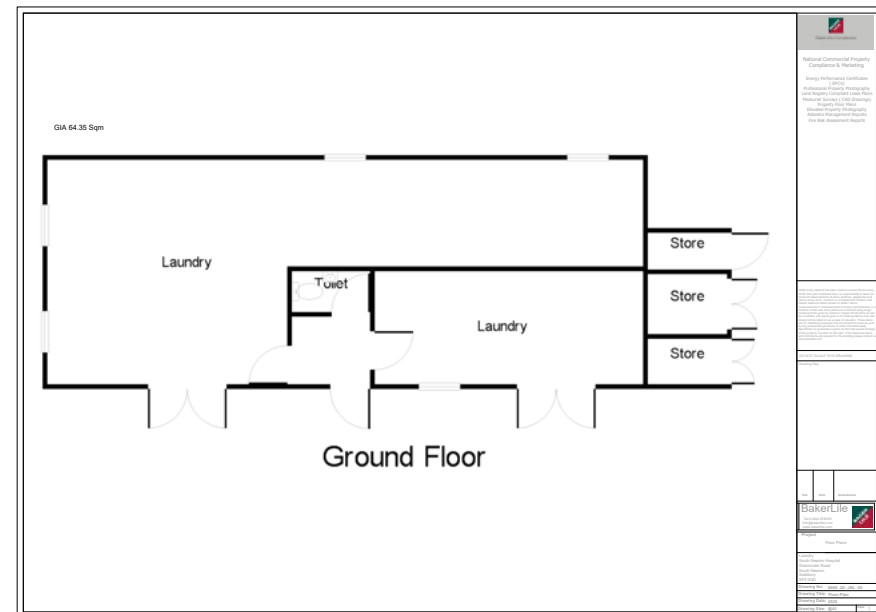
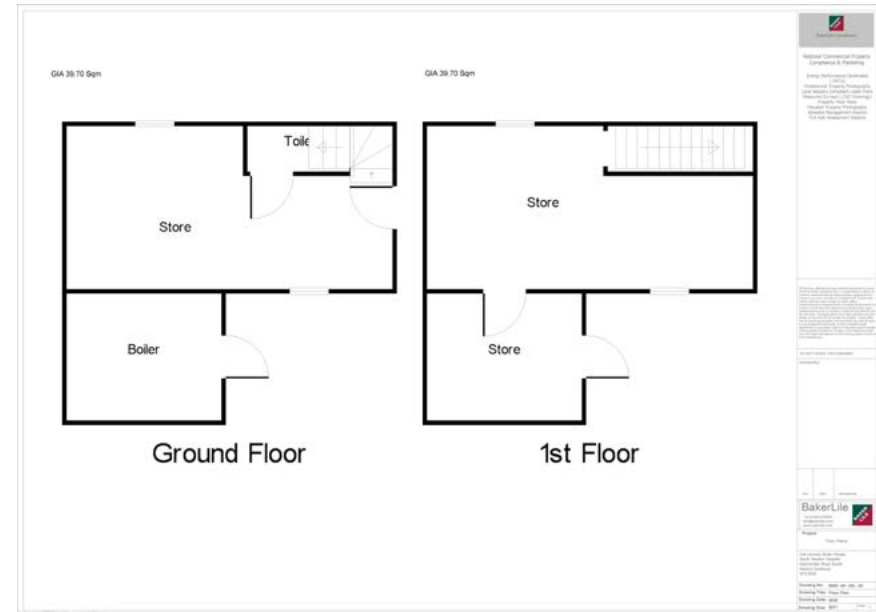
SOUTH NEWTON HOSPITAL – BOILER HOUSE & LAUNDRY

The Boiler House has an approximate GIA of c. 79.4 sq m.

It is accommodated over two floors and comprises of a boiler room and three separate storage areas.

The Laundry has an approximate GIA of c. 64.35 sq m.

The ground floor building comprises of two laundry rooms, a WC and three stores accessed externally.



Photographs are available to download from the SharePoint Link on page 24.



South Newton Hospital may be suitable for redevelopment for a variety of uses, including redevelopment for C2 and C3 care and extra care accommodation and residential housing, subject to planning consent.

Interested parties are advised to undertake their own due diligence for any proposed scheme or alternative use.

An initial search of the key demographics in February 2024 using Qlikview within a 10 km catchment has highlighted the following:



A population of
c. 66,937



Average house
prices of
c. £359,404



c. 25.5% of people
aged over 65+, rising
to c. 29.5% in 2.5 km



c. 4.1% of people
aged 85+ in 10km;
this increases to
4.6% in 2.5 km,
2% above the UK
average



Current demand
for 633 care beds,
anticipated to
increase to 726 beds
by 2029

Interested parties should rely on their own research, analysis and enquiries to determine the viability of the location.

OFFERS

Offers are invited for the freehold interest of the site.

ADDITIONAL INFORMATION

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

- Site photographs
- Existing floorplans
- EPC

VAT

This site is not elected for VAT.

EPC

- Horizon: 61 C
- Langford: 45 B
- Laundry: 68 C
- Main Building: 49 B
- Old Laundry Boiler House: 70 C
- Old Vicarage & Limetree: 72 C
- Pembroke Lodge: 53 C
- Bungalows (2-5): 56 C
- Bungalows (6-10): 56 C

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