

ON INSTRUCTIONS OF THE TRUSTEES OF CARDIFF & VALE HEALTH CHARITY  
EXPRESSIONS OF INTEREST ARE SOUGHT



# ROOKWOOD HOSPITAL

FAIRWATER ROAD • LLANDAFF  
CARDIFF • CF5 2YN

PRIME CARDIFF RESIDENTIAL  
DEVELOPMENT OPPORTUNITY



GIG  
CYMRU  
NHS  
WALES

Bwrdd Iechyd Prifysgol  
Caerdydd a'r Fro  
Cardiff and Vale  
University Health Board

savills



# Key Points

- Former hospital site including Grade II listed house set in grounds of approximately 10.53 acres (4.26 hectares)
- Exceptional part conversion and new build residential development opportunity (STP)
- Allocated for approximately 90 units in Cardiff's adopted LDP (Site Ref: H1.3)
- Highly sought-after location within close proximity to village amenities
- Available as a whole or in separate lots
- Accessible location
  - Cardiff city centre: 2 miles
  - M4 (J32): 3 miles
  - Cardiff Airport: 10 miles (Distances are approximate)





Rookwood Hospital was originally constructed in the late 1860's for Col. Sir Edward Stock Hill, though landscaping is believed to have begun in the 1770's when the grounds became part of the estate of Thomas Edward of Llandaff House.

The house was turned over to health care use in 1917 where it was used for the rehabilitation of those who have suffered paralysis and also for the provision of artificial limbs, appliances and aids.

The main part of the hospital closed in 2020 when services were relocated to Llandough Hospital but the Artificial Limb and Appliance Service (ALAS), outlined in blue on the site plan, remains operational.

Cardiff & Vale Health Charity are seeking expressions of interest for the sale of the property as a whole or in parts.



The site of Rookwood Hospital extends to approximately 10.53 acres (4.26 hectares) with two points of access off Fairwater Road, and comprising the following accommodation:-

### Land Edged Red

**Rookwood House:** Grade II Listed stone house dating back to the late 19th Century, extending to approximately 1,481 sq m (15,950 sq ft), within ornamental gardens (which is a Registered Historic Park and Garden). The gardens also contain a dilapidated Grade II Listed summerhouse and underground vaulted chambers.

**Ward Buildings:** Range of single storey timber and brick built former ward buildings, located between Fairwater Road and Rookwood House.

**Total area: 8.06 acres (3.262 hectares).**

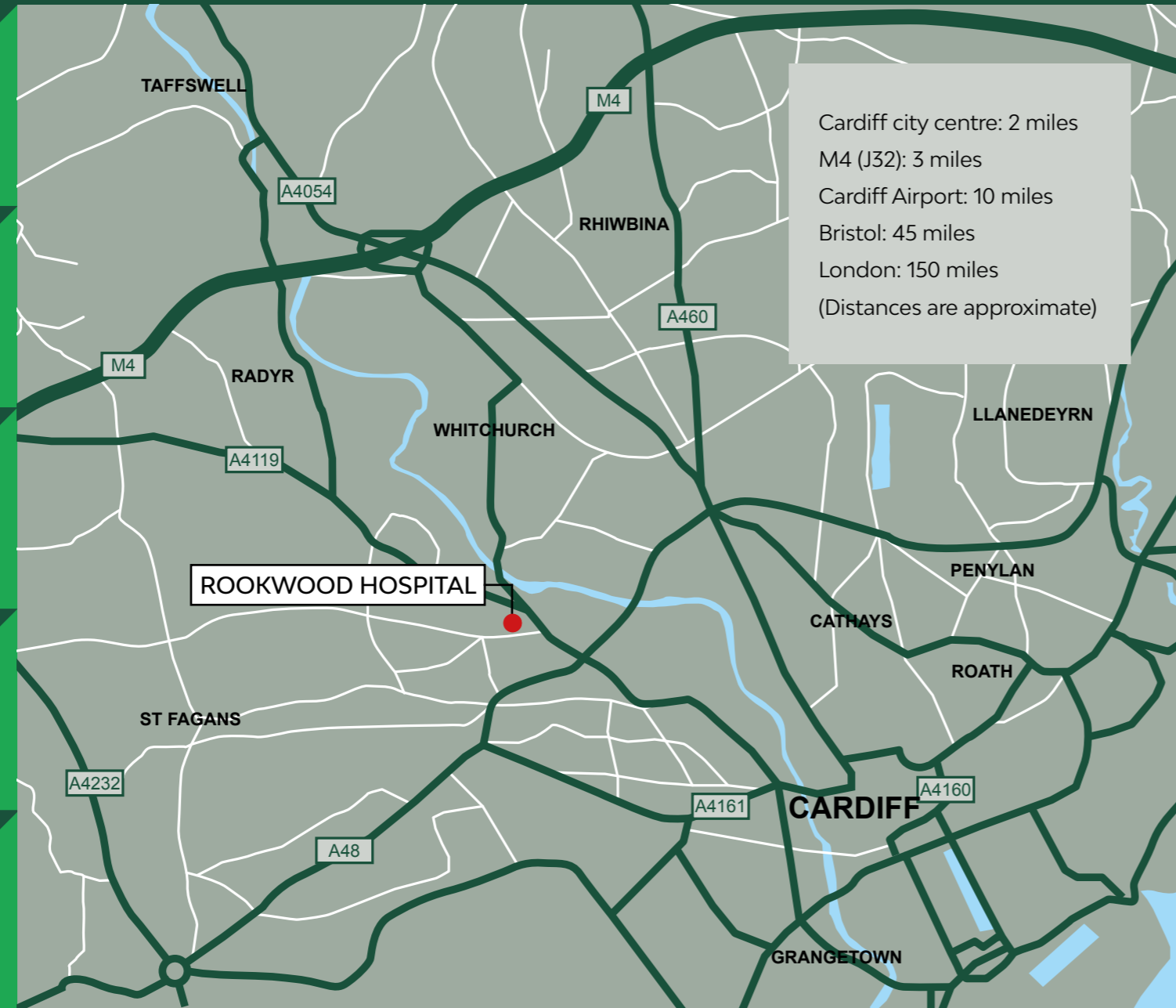
### Land Edged Blue

**Rookwood Lodge:** A two storey stone lodge at the entrance to the site with more recent single storey extensions to the rear.

**ALAS Building:** A purpose built Artificial Limb and Appliance Centre with two surface car parks to the east and south, the southern car park provides access to a detached gymnasium hall.

**Total area: 2.54 acres (1.007 hectares).**





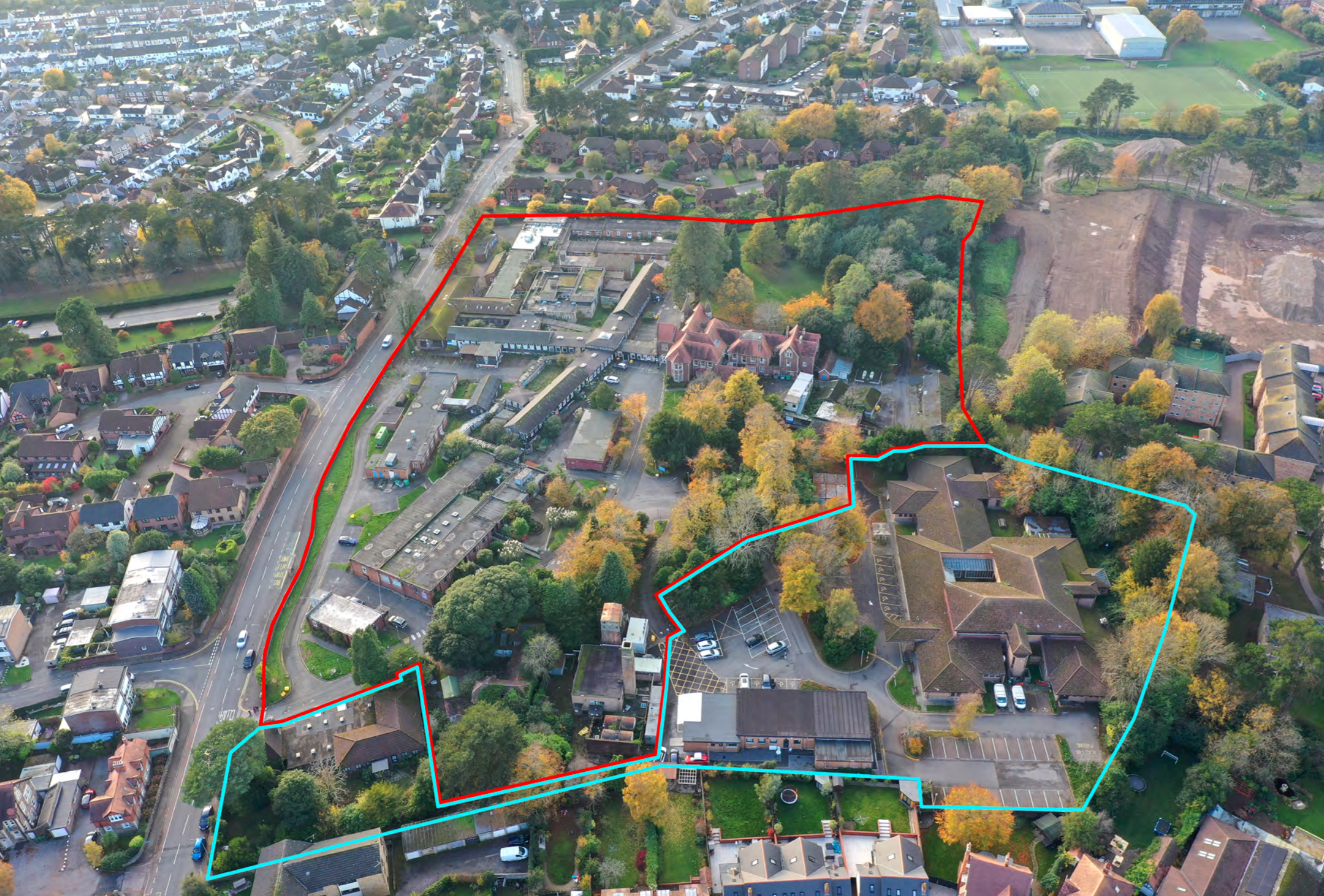
Approximately 2 miles north-west of Cardiff city centre, with access to the property can be gained via Fairwater Road, approximately 150m from the junction with Cardiff Road (the A4119). The property is situated in an attractive residential area which is characterised by high value private family housing and is also home to Insole Court which is now operated as a cultural and community destination with a 160-year history.

Llandaff is one of Cardiff's most prestigious locations and offers excellent village amenities, as well as the attractions of the historic Llandaff Cathedral and the hugely popular Llandaff Fields which is within 10 minutes walk of Rookwood House.

Llandaff also offers some of Cardiff's best educational establishments in close proximity to the property including Llandaff Cathedral School which provides facilities for boys and girls age 3-16, and Howell's School for girls age 3-18. The Llandaff campus of the University of Wales (UWIC) as well as the Bishop of Llandaff Church in Wales High School are also nearby.

The property benefits from excellent public transport with Fairwater railway station situated 0.5 miles away and a bus stop immediately outside of the property.





## TENURE AND OCCUPATION

The entire property outlined blue and red is held freehold and registered at HM Land Registry under title numbers CYM505439 and WA780390.

The area outlined in red has been declared surplus to operational requirements and is immediately available with the benefit of vacant possession.

The area outlined blue is currently occupied by Cardiff & Vale University Health Board and will continue to operate whilst a replacement facility is sought. The future availability of the blue land is dependent upon the quantum of sale proceeds received from its disposal, and the ability to source, secure and fund a replacement facility. A sale of the blue land will be deferred until such time that replacement facilities are delivered.

In the interim period, or in the event that the blue land is retained, full rights of access, egress and servicing will need to be retained to it across the red land (details of which to be agreed with the successful purchaser).

## PLANNING STATUS

The property is identified within the Local Development Plan as a non-strategic housing site (Site Ref: H1.3), allocated for approximately 90 units. The property is located outside of but immediately

adjacent to the Llandaff Conservation Area and there are a number of environmental and heritage considerations associated with the site which include the following:

- Two listed buildings (Grade II): Rookwood House and the summerhouse and underground vaulted chamber, the latter being seriously dilapidated;
- The site's inclusion in Cadw's non-statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (Grade II);
- The existence of a large number of trees, which are statutorily protected by Tree Preservation Orders.

## SALE PROCESS

The sale is being conducted as a two stage process:

### Stage 1 – Expressions of Interest

Cardiff & Vale Health Charity are interested in understanding the level and type of interest in the property and for what type of uses. They would also like to understand whether that interest is for the whole of the site or part only.

They also understand the complexity and potential uncertainty around the availability and future release of the area outlined blue on the plan and they are therefore keen to explore potential options for the future release of that land but only

in the event that there is appetite from the market in structuring a sale on this basis.

Interested parties are therefore asked to initially express their interest by completing the "Expression of Interest Form" by midday on Wednesday 21st February 2024, in accordance with the Instructions to Tenderers – both of which are provided in the Information Pack.

### Stage 2 – Informal Tender

Following the Stage 1 process, those parties who have expressed an interest will be invited to make a proposal via an informal tender process.

Offers will be invited on an unconditional and/or conditional upon receipt of planning basis. Instructions to Tenderers information will be added to the data room, setting out the bid requirements following Stage 1 and prior to the invitation to provide a proposal under Stage 2.

It is expected that invitations to tender will be issued during week commencing 18th March 2024 and proposals returned via Sell2Wales week commencing 8th May 2024, but further details on the programme and tender requirements will be provided once the Stage 2 invitation is submitted.

## VAT

The site(s) are currently not opted to tax, but the seller reserves the right to exercise the option prior to the sale.

## VIDEO LINK



## VIEWING

Strictly by appointment with the sole selling agents, Savills.

## FURTHER INFORMATION

Further site and technical information is available on request to parties who formally register their interest with Savills. The following information is available:

- Brochure
- Site plan, Drone & Aerial Footage
- Topographical Survey
- Legal Title Search, Land Registry Official Title Register and Plan
- Planning Report
- Tree Survey
- Ecological Assessment
- Traffic & Transport Assessment
- Rookwood Summerhouse Report
- Asbestos Management Plans
- Floor Plans
- Desktop site investigation
- Utilities Search





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