For Sale
Freehold

Redevelopment Opportunity

Land and buildings at the former HMP Brockhill
Hewell Lane
Redditch
B97 6QS

March 2014

- Freehold re-use/redevelopment opportunity (subject to all necessary consents)
- Site area extending to circa 2.66 ha (6.57 acres) gross
- Secure mixed accommodation including former cell blocks, hospital block, offices, workshops, classrooms, kitchen etc
- Conditional/unconditional offers invited (24 April 2014 deadline)

gva.co.uk/7497
Location
The former HM Prison Brockhill is part of the larger HM Prison Hewell Grange estate. The estate is located between the towns of Redditch and Bromsgrove which are approximately 1.6 and 2 miles distance respectively. Birmingham City Centre is approximately 12 miles to the north with Solihull Town Centre being approximately 16 miles to the north east. Other nearby settlements include Stratford upon Avon, Warwick, Leamington Spa and Coventry.

Local rail services run from both Redditch and Bromsgrove with Birmingham International Railway Station being approximately 20 miles and having an express journey time to London Euston of approximately 1 hour 10 minutes.

The former HMP Brockhill is approached via a private road which runs through the wider estate. This private road connects with the B4096 Hewell Lane which in turn connects with the main A448 Bromsgrove Highway. This runs as a dual carriageway between Redditch and Bromsgrove.

Description
The former HMP Brockhill site enjoys a semi rural position forming part of the wider HMP Hewell Estate which is generally surrounded by open Worcestershire countryside. The site is one of two purpose built prisons constructed in the former grounds of the retained Listed Hewell Grange country house which was formerly the seat of the Earls of Plymouth. The former hall was acquired by the Government in the 20th Century with the existing HMP Hewell being created by the amalgamation of three former prisons known as Blakenhurst, Brockhill and Hewell Grange in June 2008.

The main Hewell Category B prison adjoins the site to the north west. The Hewell Grange manor house is a Category D Open Prison which adjoins the site to the south.

The disposal area comprises the perimeter wall to the original Brockhill Prison and all of the former prison accommodation that falls within it. We have measured the site area to extend to circa 2.66 ha (6.57 acres) gross.

Our understanding of the site boundaries is delineated in red on the aerial photograph attached to the front of these particulars.

We are advised that the prison was originally constructed in the 1960’s and accommodated circa 170 inmates prior to its closure approximately 2 years ago. The accommodation has been extended over more recent years which included the addition of a modern two storey visitors centre and hospital wing.

The principal built element of the site comprises a range of generally connected brick built structures which vary in height between single and three storeys. The central element of the buildings comprise former accommodation/cell blocks including wings A, B, C and E. These comprise of cells with ancillary accommodation including kitchen, gardens, chapel etc. There is a separate but connected modern hospital wing with accommodation over two floors. To the north there is a modern visitors centre and reception. The remaining buildings to the eastern boundary of the site include the former D wing main administration and security office, stores, workshops, gym and library etc.

The various buildings are surrounded and separated by pedestrian/vehicular circulation areas, planted/landscaped areas, exercise areas and yard areas. There is a single vehicular gate at the north eastern corner of the site which leads into a secure compound adjacent to the visitors/reception centre. A second gate leads to the main prison complex.

We estimate that the combined accommodation, including a number of temporary buildings, extends to circa 7,864 sq m (84,648 sq ft) GEA. An accommodation schedule is included within the Sales Information Pack.

The site is irregular in shape and varies in topography. We have estimated that the developed part of the site occupies approximately 70% of the total site area. The site slopes upwards towards its western boundary with the remaining circa 30% of the western site area comprising a sloping open grassed area.

Services and Access
We understand that mains water, gas, drainage and electricity are connected to the site. Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage, either on or off site.

Tenure
The site is to be sold freehold in its current condition with vacant possession. The property is sold subject to any third party rights, easements and statutory designations which may currently be passing.
Planning
The site falls within the administrative boundaries of Bromsgrove District Council. In this respect, the Development Plan for Bromsgrove comprises:

- The West Midlands Regional Spatial Strategy
- The “Saved” policies of the Worcestershire County Structure Plan (2001)
- The “Saved” policies of the Bromsgrove District Local Plan (2004)

GVA have undertaken an assessment of the reuse/development potential for the site having regard to the current policy background. A copy of this report is included within the Sales Information Pack.

The site appears to be adjacent to, but outside, the boundaries of a designated “National Park and Garden” and the Hewell Grange Conservation Area, both of which cover much of the HMP Hewell estate to the south. In addition the lake to the south of the site is designated as a “Site of Special Scientific Interest” (SSSI).

The Environment Agencies Flood Maps indicate that most of the Brockhill site is located within Flood Zone 1 and is therefore an area identified as being at a low risk of flooding. However, it appears that a small part of the site along its eastern boundary is within Flood Zone 3 which indicates a significant risk of flooding.

The Brockhill site is located entirely within the West Midlands Greenbelt. However, given the development which has occurred and the extensive buildings present we do believe that the site has some reuse/redevelopment potential. In this respect it is considered that the most likely potential uses could include Offices and Quasi industrial.

However, interested parties must satisfy themselves by making their own enquiries to Bromsgrove District Council Planning Department (T: 01527 881288). Alternatively enquiries can be directed to Robert Gardner at GVA (T: 0121 609 8232).

Rates
The property is currently unrated and no rates are payable. Purchasers must undertake their own enquiries to establish any potential future rates liability.

Viewing
Access to the property is currently restricted. A number of accompanied viewing days will be held and parties should contact GVA directly to arrange a viewing.

Sales Information Pack
Additional information is available by registering on a dedicated website, www.moj-prisondisposals.co.uk. The additional information includes the follows:

- Accommodation schedule
- Accommodation plans
- Planning Position Statement
- Topographical survey
- Flood Plan
- Asbestos records
- Electrical Infrastructure upgrade plan
- High Voltage Servicing Record
- Bidding Proforma

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

Parties should refer to the Bid Proforma included within the Sales Information Pack for additional instructions.

Offers are to be submitted by 12 noon on Thursday the 24 April 2014. Offers are to be submitted for the attention of Andrew Moss, GVA, 3 Brindleyplace, Birmingham B1 2JB and clearly marked “HMP Brockhill Tender”.

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

VAT
The property is not elected for VAT.

EPC
Awaited

For further information or an appointment to view please contact:

Andrew Moss
T: 0121 609 8398
E: andrew.moss@gva.co.uk

Rachel Hill
T: 0121 609 8004
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March 2014
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