ON BEHALF OF NHS TAYSIDE

LITTLE CAIRNIE HOSPITAL
FORFAR ROAD,
ARBROATH, DD11 3RA

FOR SALE
OUTSTANDING DEVELOPMENT OPPORTUNITY
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LOCATION

Arbroath is a historic town situated on the north-east coast just 15 miles from Dundee. The town provides a wide variety of business, social and recreational facilities, with excellent rail, road and bus links. The town is also an ideal base for the commuter, located 15 miles from Dundee. The town benefits from a wide range of shopping facilities including a Tesco Superstore.

Arbroath has a train station which provides regular services to both the north and south. The A92 dual carriageway from Arbroath provides quick access to Dundee. Both Dundee and Aberdeen are within easy driving distance and provide all the facilities expected of major cities. Dundee airport provides services to London Stansted, whilst Aberdeen has a good range of domestic and European flights.

There are a number of primary schools located in Arbroath and one secondary school. Arbroth has two golf courses and the Open Championship Course at Carnoustie is only 6 miles to the south.

DESCRIPTION

Following a review by NHS Tayside, the remaining grounds and buildings at Little Cairnie Hospital together with some additional ground to the rear of the hospital site have been declared surplus and are thus being offered for sale.

Little Cairnie Hospital site is a mainly rectangular shaped site extending to approximately 2.2 hectares (5.43 acres). The site was declared surplus in 2015 and is mainly flat with a number of existing buildings left on site. NHS Tayside is currently engaging with contractors to demolish the existing buildings and the site will be provided as a cleared site with vacant possession.

The site is located just off the Forfar road on the western edge of the town. The Arbroath Western cemetery is located to the south of the property, with the Hercules Den Burn to the West and the proposed cemetery extension to the north. An established residential neighbourhood lies to the east of the site.

Please note that Little Cairnie Hospital Lodge is under private ownership and is not included as part of the sale.

TOWN AND COUNTRY PLANNING

The site has potential for a number of uses including residential and the majority of the site is currently identified as white land within the Angus Area Local Plan. Little Cairnie Hospital is situated within the town boundary of Arbroath under the control of Angus Council.

To the rear of the site sits an area of ground already identified in the currently local plan as an Opportunity Site. Described in the local plan as - Little Cairnie 0.3 ha of land to the rear of Little Cairnie Hospital - provides an opportunity for residential development of around 6 dwellings or other uses compatible with the surrounding area. The local plan states that the following information would be required when dealing with the opportunity site - improvements to the existing access from Forfar Road will be required. Proposals should also provide supporting information including a Drainage Impact Assessment.

EMA Architects have been consulted with regards to a potential massing plan for the site in its entirety and a copy of this is available to parties that register their interest. The plan provides a potential capacity of approximately 43 residential units.
Further architectural advice can be sought directly from EMA Architects.

James Fraser
EMA Architects
42 Charlotte Square
Edinburgh
EH2 4HQ
Tel: 0131 247 1450

Further planning information can be obtained from Angus Council Planning Department at:

Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AX
Tel: 08452 777 778

SERVICES
Mains Water and Drainage are believed to be connected to the Mains system but that the Purchaser should satisfy themselves on this.

OUTGOINGS
Rateable Value as at 1st April 2010 is assessed as follows:

Hospital £60,800

TECHNICAL PACK
A technical pack is available and will be provided to parties who register their interest with the selling agents. Information includes – copy Land Certificate, Massing Plan, Asbestos Reports, and Demolition information [subject to availability].

BIDDING PROCESS
Ballantynes will administer the sale of the Little Cairnie Hospital on behalf of NHS Tayside and all enquiries should be made to Ballantynes in the first instance. The heritable Interest is offered for sale as a whole with vacant possession.

Parties should register their interest in order to be kept advised of any Closing date being set. Please note that agents acting on behalf of potential bidders must advise Ballantynes for whom they are acting.

Bidders should note the following information will be required:

- Bidding Parties Name
- Headline price and method of payment
- Development layout – identifying potential numbers, layouts and proposed house/flat types.
- Details of proposed scheme including development coverage
- Clawback and overage provisions
- Conditions of purchase
- Timetable of purchase
- Evidence of Board approval
- Legal representative details.

Detailed Heads of Terms should be submitted to NHS Tayside, Level 10, Ninewells Hospital, Dundee, DD1 9SY in the envelope provided, and sealed. Two copies of the offer and supporting documentation should be provided.

The owner reserves the right to sell the property without any reference to any other party.

Interviews may be held after the closing date. The client shall not be bound to accept the highest or indeed any offer.

VIEWING
Viewing is available by appointment – Please contact the sole agent Ballantynes to arrange a site visit.

CONTACT

Rory Ballantyne MRICS
Director
Ballantynes
30 Stafford Street
EDINBURGH EH3 7BD
Tel: 0131 459 2222
roary@ballantynes.uk.com

Ben Ballantyne FRICS
Chairman
Ballantynes
28 York Place
PERTH PH2 8EH
Tel:01738 441825
ben@ballantynes.uk.com

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2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
Plans Showing Existing Layout (Buildings to be demolished)

Proposed Massing Plan as provided by EMA Architects showing 43 residential units

Demonstrative only