

Summary of marketing of Hollyrood House Lindfield West Sussex

I have a large data base of Care Home Operators to approach. It became clear soon after I was appointed that a number of my contacts had been approached by Gerald Eve on a discrete basis whilst the home was 'running down' its operations. This would have happened in 2020/2021.

My main thrust of marketing was towards Care Homes and Care operators also a number of applicants looking for school premises, nursery schools and various education uses.

Following mail shots a small number of interested parties wished to see the existing buildings

I arranged various viewing days in conjunction with Gerald Eve. We did have strong interest from an educational user. However having considered the site in detailed they considered that it would not be suitable as it was far too large for their requirements and the buildings could be not easily be adapted to suit Educational use. The location was also another difficulty.

Most of the nursing home operators were firmly of the view that the location was too far out of the village and they would be unable to attract staff in this location. There was not a safe pathway connection. There were also a large number of Care Homes that had recently gained planning consent in Haywards Heath and Burgess Hill so demand was now limited. The buildings were also not suitable for current requirements and would be difficult to adapt but this was not the main reason which was location.

Having fully explored all these avenues, we then directly approached developers that would be interested in the site with perhaps alternative uses

A number offers were received on this basis, these were all subject to changing the planning permission , a buyer was then selected

Tom Cargan May 7th 2024

Marketing of Hollyrood House Lindfield West Sussex

BUYER NAME		ENQUIRY DATE	OFFER MADE (£)	INTENDED USE	REASON WHY DIDN'T BUY
		19 th May 2022		Instructed to offer site	
		29 th June 2023		Access to Property and details	
HH LNT		28 th Aug 2023		Care Homes	Location too far out of town
Clarion		5 th Sept 2023		Sheltered Accom	Location and conversion unsuitable
Guild O		5 th Sept 2023		Conversion to Residential	Building configuration unsuitable
AG		5 th Sept 2023		Commercial Redevelopment	Location and planning unsuitable
Ben All		5 th Sept 2023		Residential	Viability
bjb		5 th Sept 2023		Residential	Too Large a Project
LPC		5 th Sept 2023		Residential/Care	Location Planning issues
Life St		5 th Sept 2023		Sheltered Accommodation	Location
J & H		5 th Sept 2023		Residential	Too large a project building difficult to convert
Per		5 th Sept 2023		Care Home	Building too difficult Location
Dev T		5 th Sept 2023		Residential	Interested but no due to Viability Planning
B Homes		5 th Sept 2023		Residential	Interested but Viability Planning issues
Hset H		5 th Sept 2023		Residential	Buildings not suited

BUYER NAME		ENQUIRY DATE	OFFER MADE (£)	INTENDED USE	REASON WHY DIDN'T BUY
Martin H		5 th Sept 2023		Conversion	Not enough units min GDV
R Vills		5 th Sept 2023		Retirement Village	Too small
DT		5 th Sept 2023		Residential	No to AONB C3 change of use
Belmont		5 th Sept 2023		Care Residential Sheltered	Focus on London
P Hazel		5 th Sept 2023		Residential	Viability Location Liked the site though
P Lewry		5 th Sept 2023		Residential	Viability Planning Location
Denton		6 th Sept 2023		Residential	Viability Buildings
Prestige		6 th Sept 2023		Residential	Location and size not suitable
Earlsw		6 th Sept 2023		Residential	Planning Viability too large
Dove tail		6 th Sept 2023		Residential	Committed elsewhere
Oakhurst		6 th Sept 2023		Residential	Not suitable for profile
Duaris		6 th Sept 2023		Residential	Too big
Aquinna		6 th Sept 2023		Residential	Not suitable for profile
Boutique		6 th Sept 2023		Care	Too Rural other care homes in HH
St Marks		6 th Sept 2023		Residential	Interested
Park Property		6 th Sept 2023		Conversion Change of use	Price too high
S Grubber		6 th Sept 2023		Residential	Location, too large a project
L Shookeye		6 th Sept 2023		Care Accommodation	Location not suitable
Comp		6 th September		Childrens Home	Location and size far too big

BUYER NAME		ENQUIRY DATE	OFFER MADE (£)	INTENDED USE	REASON WHY DIDN'T BUY
A Homes		7 th Sept 2023		Residential STPP	Interested Viability wish to demolish
WH Homes		7 th Sept 2023		Residential STPP	Interested Viability Quantum of development
E Homes		7 th Sept 2023		Residential	Too Small
Gillcrest		9 th Sept 2023		Residential, Care	Location not suitable
Riv Homes		9 th Sept 2023		Residential	Committed elsewhere
Highb Homes		10 th Sept 2023		Residential	Interested STPP Viability
Earl Homes		12 th Sept 2023		Residential	Tricky with planning AONB
GreyM Homes		13 th Sept 2023		Residential	STP Viability
Virt Homes		25 th Sept		Residential STPP	Too large to fund too long term
Pear Properties		25 th Sept 2023		Residential STPP	Viability concerns
Compass		25 th Sept 2023		Education Use	Buildings not suitable to adapt
Macar		10 th Oct 2023		Residential	Too remote sustainable concerns

Hollyrood House Ardingly Road Lindfield West Sussex RH16 2QY

FORMER SPECIALIST CARE HOME APPROXIMATELY 1,784 SQ M (19,202 SQ FT) ACROSS 5 BUILDINGS



- Former Care home for sale with vacant possession
- High value residential locality in High Weald Area of Outstanding Natural Beauty (AONB) close to Haywards Heath
- Gross internal floor area totalling approximately 1,784 sq. m (19,202 sq. ft)
- Site of 3.44 acres
- Potential for specialist care, SEN school or redevelopment for residential, subject to planning consent.
- JOINT AGENTS



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Location

The premises are located in a rural AONB on the outskirts of Lindfield, an attractive and affluent village adjacent to Haywards Heath in West Sussex. The situation is rural but is within a mile of the independent shops and cafes which characterise Lindfield's historic High Street. Further to the west, Haywards Heath is within commutable distance of London and other settlements such as Horsham, Crawley and Brighton. Public transport connections are reasonable with the property being within 2.2 miles of Haywards Heath Railway Station, which is served by the Southern and Thameslink railway lines providing direct services into Central London. Road links are good with access onto the A272, approximately 2.4 miles to the south.



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Hollyrood House, the main building, dates from approximately 1930 and was extended during the 1960s. It is a part two-storey, part three-storey building of brick construction under a pitched, tiled roof. The building comprises 19 residents' bedrooms and a one bedroom staff flat. It has been subdivided into three 'houses' for the residents, each having its own kitchen, dining room, and living rooms.

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Oakwood is a two-storey modern building dating from circa 2000. It is of brick construction under a pitched, tiled roof and comprises four residents' bedrooms, a kitchen, several day rooms, a sensory therapy room, and a workshop.

The Day Service Centre is a single storey brick building formerly used as a communal hobby room. To the rear of the building is a studio flat with a bedroom/living room with a kitchenette and shower room.

The cottage is a two-storey, three-bedroom brick built house dating from approximately 1930. It has been vacant for several years and presents an excellent opportunity for refurbishment.

The properties are served by mains water, gas and electricity. There are two main parking areas with approximately 30 parking spaces in total. To the south of the site are tree-lined gardens with attractive views of the surrounding countryside.



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Planning

We understand that the property has planning permission for its established care home use within Class C2 (Residential institutions) of the Use Classes Order.

The property is located within Mid Sussex District Council. The property is not listed as a building of Special Architectural or Historic Interest and is not situated within a Conservation Area. However, it is located within the High Weald Area of Outstanding Natural Beauty.

Development Potential

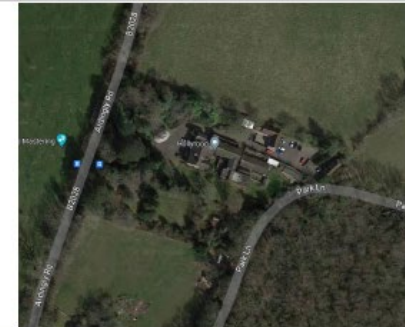
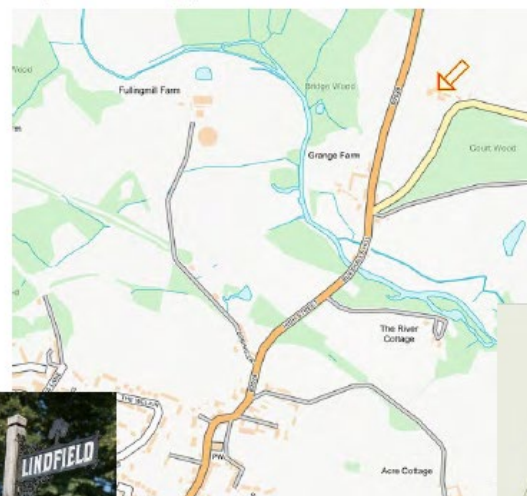
The property benefits from two road frontages and points of vehicular access and is set in attractive grounds. The property has potential for conversion and/or redevelopment for housing or adaption for specialised care or SEN school use subject to necessary planning permissions.



Lindfield Village



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Please note that all images, maps, plans, sizing and boundaries are for indicative marketing purposes only and should not be relied on

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- Viewings are by appointment only as the grounds and buildings are securely and constantly monitored
- Directions from the village High Street, head north along the Ardingly Road, pass the river and up the hill for around half a mile and the entrance will be found on the right hand side carefully pull in. RH16 2QY

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Residential Development Land

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