

Project Experience

Weston Road Site Sale - St Catherine's Hospital (RSaSH NHS Trust)



Background

The site comprises approximately 8 acres (3.24 ha) surplus level cleared land adjacent to St Catherine's Hospital, off Weston Road, Doncaster. The site has potential for comprehensive development including housing, subject to planning.

Development Brief

AspinallVerdi was original retained by RDASH to advise on the planning opportunities and constraints in respect of the sale of the site. We engaged with the Local Planning Authority and agreed a comprehensive development brief of the site. This included details of:

- the RDASH objectives
- site background information
- planning policy context – site allocation; affordable housing; public open space; education contributions
- appropriate development responses – uses; urban design; trees; highways; parking requirements; conservation; ecology; air quality assessment; sustainable urban drainage; highways drainage infrastructure
- economic viability and 'best value'.



Site Disposal

We were subsequently retained as joint agents to sell the site and to moderate any conditional offers in terms of land receipt and planning risk.

We prepared a comprehensive marketing strategy including placing advertising and installing 'For Sale' boards; (e-)mailing sales details and; a full technical pack for bidders.

Informal tenders were invited by the bid deadline, details of which were contained in the information pack along with the bidder instructions, a bidder pro forma, details of the viewing days and further technical information.

Following an initial period of marketing we met with potential purchasers to discuss the 'conditionality' of offers and to agree a preferred bidder. This progressed to a conditional sale, 'subject to planning'.