



THE FORMER BROADMOOR HOSPITAL

Crowthorne, Berkshire, RG45 7EG

RESIDENTIAL DEVELOPMENT OPPORTUNITY

(Subject to contract)





"The former Broadmoor Hospital is a remarkable site set in an attractive location with the views from the main terrace and listed buildings second to none. After many valuable years of service, the Victorian buildings and surrounding land now provide the opportunity for a vibrant working village and community that respects the original design, heritage and ethos whilst protecting their legacy."

My team and I have diligently prepared the site for market and, after many years in private practice, I know the development market will relish the opportunity to work through the planning process to create a new residential led scheme. I look forward to working with you to deliver this exceptional site's full potential."

Vanessa Lee BA (Hons) MSc, MRICS, FRSA
**Head of Property and
Major Transactions**

OPPORTUNITY SUMMARY

On behalf of West London NHS Trust, we are proud to offer this iconic and historic site nestled in the Berkshire countryside.

- Located in the M3/M4 corridor 34 miles west of Central London; 15 miles southeast of Reading.
- C. 60 acres of land including approximately 150,000 sq. ft (GIA) (13,935 sqm GIA) of Grade II Listed and curtilage listed buildings.
- Three county views set in a peaceful location.
- Allocated site for residential led redevelopment.
- Offers are invited on either an unconditional or a subject to planning basis.



LOCATION

Broadmoor Hospital is nestled on the eastern edge of Crowthorne village set in the glorious Berkshire countryside and surrounded by vibrant towns including Bracknell, Wokingham and Reading. The historic towns of Sandhurst, Ascot and Windsor are located close by and offer boutique shops, restaurants and cafes. Crowthorne itself offers local amenities with a Lidl and Tesco Express. More extensive leisure facilities can be found in Bracknell and Reading.



LOCATION

Broadmoor Hospital is located on a south facing ridge approximately 0.6 miles east of Crowthorne village. It is set within an extensive area of coniferous forest and heathland forming part of the Broadmoor to Bagshot Woods and Heaths Site of Special Scientific Interest (SSSI) to the north and east and the Sandhurst to Owlsmoor Bogs & Heaths SSSI to the southwest. These areas also form part of the Thames Basin Heaths Special Protection Area (SPA).

The hospital's southerly aspect is a prominent feature of the site and was an important aspect in the original choice of this site as an asylum hospital in the mid-19th century. The site provides extensive views over an area of low-lying grassland and woodland forming shelter belts around the margins and two prominent knolls within the park below.

The estate is bounded to the north by the Devil's Highway. This boundary is defined by woodland which continues to follow the perimeter of the estate to the northwest and to the west screens the hospital from Crowthorne village. Land to the south of the hospital is currently in agricultural use and is part of the original hospital landscape included in the English Heritage Register of Parks and Gardens of Special Historic Interest. Foresters Way forms most of the eastern and south-eastern boundary of the estate and South Road is part of the western boundary. The remainder of the western and part of the southern boundaries border residential areas within Crowthorne.



COMMUNICATIONS

The site is located close to the M3/M4 corridor. More specifically, the site is situated within five miles of Junction 4 of the M3 providing vehicular access to London towards the northeast (approximately 1 hour) and Southampton to the southwest (approximately 1 hour). Additionally, the site is well connected internationally with Heathrow Airport approximately 25 minutes northeast of the site.

The nearest bus stop to the site is located on Crowthorne High Street, 500m west of the site where the 194 bus route connects the site with Bracknell.

Situated less than 10 minutes by car, Bracknell is located 4.3 miles north-west of the site.

When travelling by train, London Paddington can be reached from Crowthorne train station via Reading in 49 minutes and Basingstoke in 51 minutes.

Crowthorne has no direct trains to London, however, provides connections to Reading and Guildford twice an hour with journey times of 15 and 30 minutes respectively.

DISTANCES FOR:

Sandhurst	2.4 miles
Go Ape	3.3 miles
Bracknell	4.6 miles
Wokingham	4.6 miles
Ascot	9.1 miles
Reading	13 miles
Lego Land	13 miles
Windsor	15 miles
Guildford	20 miles

AIRPORT

Heathrow	20 miles – 30 mins
Gatwick	46 miles – 56 mins



DESCRIPTION

The Broadmoor State Asylum Hospital was initially developed between 1859 and 1863 to the designs of Sir Joshua Jebb. Since opening in 1863, the existing hospital has been subject to numerous built additions in response to changes in the approach to the treatment of mental health and the changing needs of its patients.

In 2011, West London NHS Trust progressed a planning application for a new hospital to be built on land within the ownership of the Trust, adjacent to the original hospital buildings. The new Broadmoor Hospital opened in December 2019. The hospital was designed to provide a safe and therapeutic environment for patients.

The original Broadmoor Hospital site is Grade II Listed by English Heritage in 1998 and 2000: The site therefore contains Listed buildings, curtilage Listed buildings and protected open spaces. As part of the redevelopment and delivery of the new Broadmoor Hospital, the Trust was granted permission to demolish several buildings on site, including Listed buildings.

A schedule of the Grade II Listed buildings is set out below.

SCHEDULE OF BUILDINGS	NIA (SQ FT)	GIA (SQ FT)
Berkshire House North (south building demolished to enable delivery of new hospital)	1,535	16,523
Central Walk (Central Hall)	2,043	21,995
Dorset House	2,303	24,786
Kent House	2,922	31,451
Main Entrance Building	705	7,588
Old Entrance / Thames House	1,296	13,950
Somerset House (curtilage listed)	3,084	33,199
TOTAL	13,888	149,492

In addition to this, there is approximately 9,938 sq. m (107,458 sq. ft) GIA of non-listed accommodation on site, set in an approximate site area of 24.29 hectares (60 acres) with a net developable area of circa 15.2 hectares (37.5 acres). Please note that in addition to this, West London NHS Trust will make available land within the rest of its extensive estate to assist a buyer with its obligations to provide a Suitable Alternative Natural Green Space to mitigate the residential development of the site.



PLANNING POLICY

The site falls under the jurisdiction of Bracknell Forest Council.

Below we set out an extract from the Council's Policies Map for Sandhurst and Crowthorne (2013) that incorporated the 'saved' policies, Core Strategy designations and sites allocated for development in the SALP.

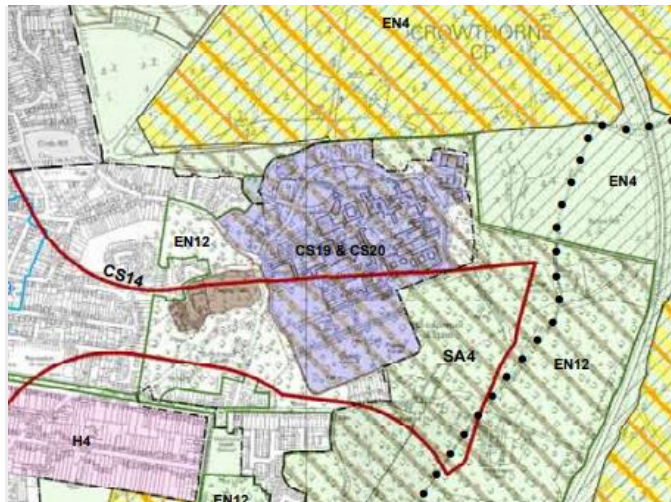


Figure 1: Extract from Policy Map. Source – Council Policy Map (2013)

- The site and additional Trust land is outlined in purple due to the link to Policies CS19 (Location of Employment Development) and CS20 (New Development in Employment Areas) of the Council Core Strategy (2008). These policies refer to the redevelopment of the site and delivery of the new Broadmoor Hospital outside of the red line of the site as per the site allocation;
- 'SA4' refers to the Site Allocation for redevelopment and is outlined in green;

- The red line denotes the 400m Special Protection Area (SPA) line;
- The site is designated as comprising a Historic Park or Garden (EN12) as denoted by the small green circles that are to denote trees;
- The diagonal lines included within most of the SA4 allocation area denotes the Site of Special Scientific Interest ("SSSI");

The brown coloured area within the SA4 area denotes the Cricket Field Grove that has been developed for housing. Please see "Planning History" section below.

A masterplan for the redevelopment of the hospital and wider site was prepared by BDP in 2011. The masterplan was developed in parallel with the planning application for the new hospital given the close relationship between the two sites. The BDP masterplan does not have any formal planning status but informed the evolution of Policy SA4 of Bracknell Forest Site Allocations Local Plan adopted in 2013 and the planning application for the new hospital.



CROWTHORNE NEIGHBOURHOOD PLAN (2021)

This document covers the period 2018 to 2036 and its aim is to preserve and enhance the existing neighbourhood characteristics and settlement boundaries. The Plan notes that the Broadmoor Site has been allocated within allocation SA4 and, as a result, adopts Policy CR7 (Promoting Good Design in Broadmoor). Policy CR7 requires that development proposals will be supported, provided they have regard to the following attributes that form the essential character of Broadmoor:

- Proposals should take account of any panoramic views out of the character area across the surrounding townscape, woodland and heathland and be designed in a positive way to respond to the visual relationship between the character and the wider neighbourhood area;
- The importance of grand Victorian Institutions with large estates including various buildings set in landscaped gardens;
- The importance of conserving and enhancing the listed buildings and registered historic park and garden.

BDP MASTERPLAN

Policy SA4 identifies the site for a comprehensive well-designed mixed-use development including:

- A redeveloped hospital and ancillary buildings.
- A maximum of 210 residential units (including affordable housing) within the walled garden area (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- 60 retirement apartments outside the walled garden (the final number to be subject to further consideration of the impacts on the heritage assets of the site and the justification for the development including the needs of the Listed Building).
- Small research park (no longer required by the Trust).
- Re-use of the existing hospital buildings for an appropriate use.
- Care home/nursing home.
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The associated illustrative concept plan for allocation SA4 is set out as follows.

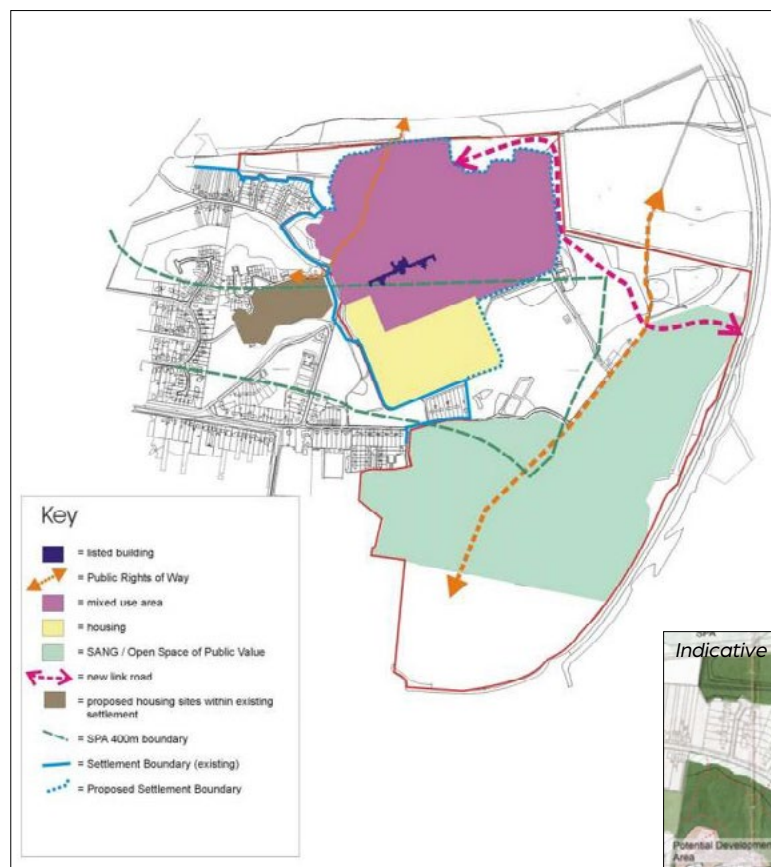


Figure 2: Illustrative concept plan (Policy SA4).
Source – Council Site Allocations Local Plan (2013)




Figure 3: Illustrative masterplan. Source – planning application 11_00743_FUL

PLANNING HISTORY

The key relevance of the hospital planning application is that the masterplan had to demonstrate to BFBC and Historic England that there was a plan for the sustainable and economically viable re-use of the land and buildings subject to this sale.

The masterplan was instrumental in securing the planning consent for the new hospital and was included and assessed within the Environmental Impact Assessment and Environmental Statement submitted with the hospital planning application.

The wider Broadmoor Estate has an extensive planning history. Suffice to say the following applications are of note:

APPLICATIONNUMBER	DESCRIPTION	COMMENTS																					
10/00820/OUT	Outline application for the erection of 18 dwellings. Land At Broadmoor Hospital Training and Education Centre School Hill Crowthorne Berkshire RG45 7HE.	Sold to Pye Hoes, Implemented, constructed, and sold.																					
11/00743/FUL	Erection of replacement secure mental health hospital and associated development, involving demolition of some existing buildings, and construction of new access road and roundabout junction to the A3095 Foresters Road.	Main new hospital planning application with new access road. As well as the construction of a new hospital this application also seeks permission for a new 1.2 km long access road linking the proposed hospital with Foresters Way. The proposed access road has a carriageway width of 6.5m and be flanked by a 3m footpath and 2m wide verge along its western length or a 0.5m hard strip on both sides further east.																					
11/00744/LB	Application for listed building consent for the demolition of Lancashire House, Yorkshire House and the Richard Dadd Centre, and partial demolition of Berkshire House.	Associated Listed Building Consent to enable the demolition of Grade II listed buildings to enable the main new hospital redevelopment.																					
16/00914/FUL	<div> <div>Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space, and the formation of two new access points off the existing Cricket Field Grove. To include the creation of a publicly accessible SANG facility and the provision of 2 x sport pitches with associated parking and changing room facilities off Lower Broadmoor Road.</div> <div>  </div> </div>	<div> Land sold to BDW Trading (Barratt Homes) outside of the former secure perimeter to deliver an early capital receipt. The application required its own SANG with a 2.3km circular walk. The provision of 2 x sports pitches with parking and changing facilities was to replace what was lost on the actual site which has now been redeveloped for housing. The site extends to approximately 4.38 hectares, which delivers a density of 30 dph. </div> <div> <div>BFBC agreed to 16% affordable housing provision. (15 x Affordable Rent and 6 x Shared Ownership)</div> <table> <tr> <th>UNIT TYPE</th><th>NO</th><th>AS A%</th></tr> <tr> <td>1 bed flat</td><td>37</td><td>29%</td></tr> <tr> <td>2 bed flat</td><td>30</td><td>23%</td></tr> <tr> <td>2 bed house</td><td>9</td><td>7%</td></tr> <tr> <td>3 bed house</td><td>46</td><td>35%</td></tr> <tr> <td>4 bed house</td><td>8</td><td>6%</td></tr> <tr> <td>TOTAL</td><td>130</td><td>100%</td></tr> </table> </div>	UNIT TYPE	NO	AS A%	1 bed flat	37	29%	2 bed flat	30	23%	2 bed house	9	7%	3 bed house	46	35%	4 bed house	8	6%	TOTAL	130	100%
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1 bed flat	37	29%																					
2 bed flat	30	23%																					
2 bed house	9	7%																					
3 bed house	46	35%																					
4 bed house	8	6%																					
TOTAL	130	100%																					

HERITAGE

LISTED BUILDINGS

The central building range including the Chapel/ Hall, Dorset House and Kent House are Grade II listed. Berkshire House to the east of the main range (part demolished) is also Listed. Somerset House to the west of the building range is considered by Historic England to be curtilage listed.

The Broadmoor Estate including the original hospital complex is included on the Historic England Register of Park and Gardens of Special Historic Interest in England and designated as Grade II. The parkland is currently included on the Historic England's 'at risk' register.

The image below illustrates the extent of the Grade II Listed Broadmoor Hospital Park and Garden coloured in green.

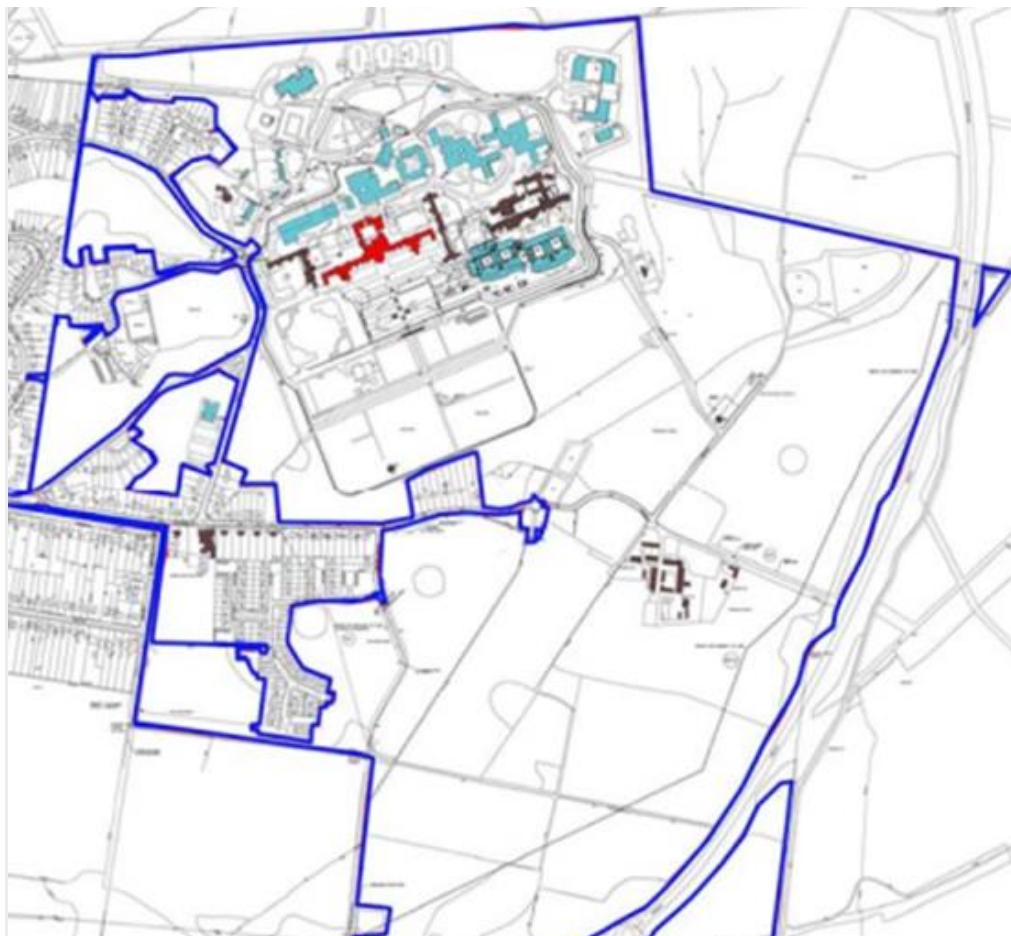


Figure 4: Heritage Strategy. Source – West London NHS Trust

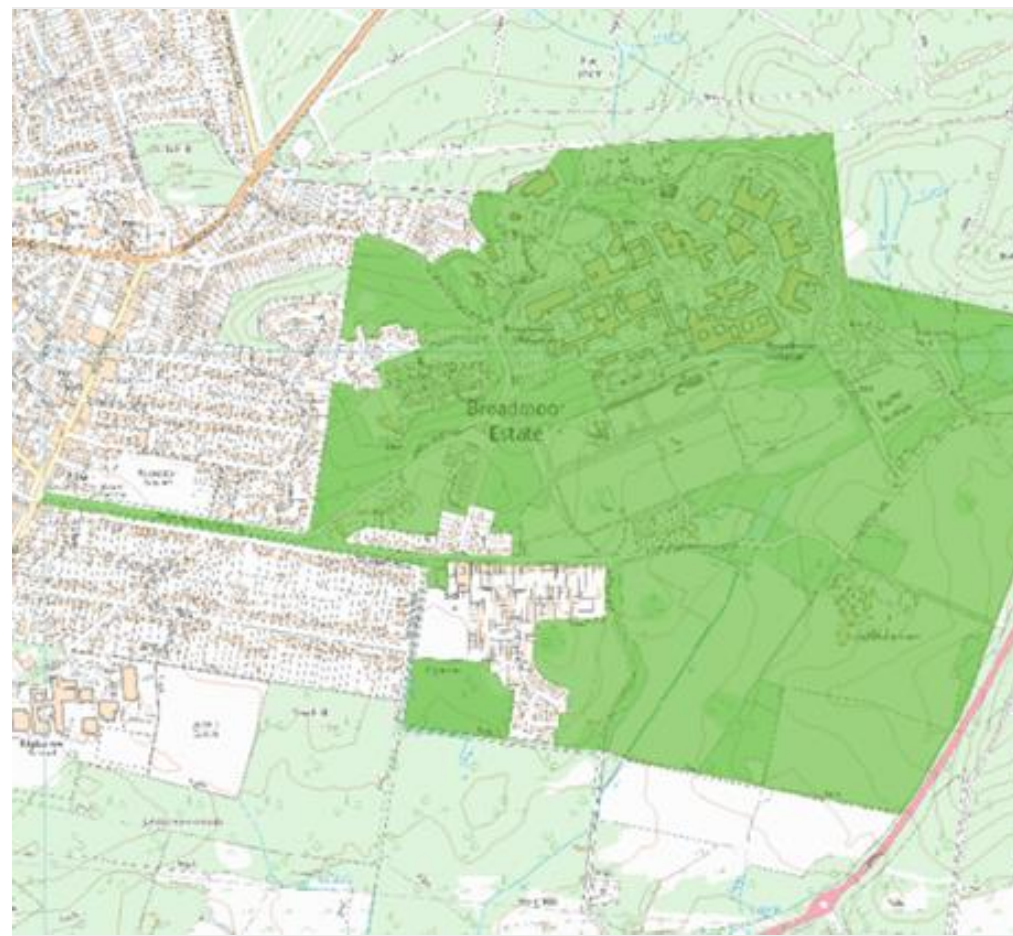


Figure 5: Map Extract. Source – Historic England

NEW HOSPITAL S106 AGREEMENT

- There is a restriction on being able to carry out any development on the residual land set out in Policy SA4 unless and until applications for planning permission and listed building consent have been submitted for the re-use and refurbishment of the Listed Buildings.
- There is also a requirement to restore the southern terrace to enhance the immediate setting of the Listed buildings by restoring the original 19th century design concept, including the reinstatement of the railings.
- A buyer will also be required to open out of the central forecourt north of the Listed Building range as open space, plus reinstate the airing court to the west of Somerset House.
- Renaming phases as part of the redevelopment of the old site may mean further planning applications are required to amend the S106 agreement.
- Please note that the initial phase of works set out in the S106 agreement will be completed by the Trust.
- Finally, there is a requirement to remove several specified 20th Century Buildings/ extraneous buildings and more recent structures which are unsympathetic to the setting of the Listed Buildings.





SPECIAL PROTECTION AREA (“SPA”)

The Thames Basin Heaths is designated as an SPA under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the “Habitats Directive”). The SPA is designated for its ability to provide a habitat supporting breeding populations of Dartford warbler, nightjar and woodlark, which are protected species under the EU Wild Birds Directive. A significant impact is likely to occur from a net increase in residential development, leading to an increased population, in an area where the inhabitants of the development are within such proximity to the SPA they are likely to visit for recreational purposes.

Core Strategy Policy CS14 (Thames Basin Heaths SPA) states that development outside of the 400-metre zone will be permitted where it can demonstrate that it

can remove any adverse effect by contributing towards avoidance and mitigation measures in line with the SPA Technical Background Document. It is important to note that the effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development.

The hospital is near the boundary of the Thames Basin Heaths Special Protection Area. Under normal circumstances there is a presumption against residential dwellings within 400 metres of the SPA. The 400 metre exclusion zone is established in policy at regional and local level not within the Habitats Regulation. Policy NRM6 of the South East Regional Plan does allow for variations to the 400 metre zone to be made under exceptional circumstances. This

has been successfully used for the redevelopment of Bramshill and an approach that was supported by Natural England. Exceptional circumstances equally apply to the Broadmoor Estate so long as the future buyer agrees to the condition that the perimeter wall will be upheld and maintained in perpetuity with no gates or access points between the development and the SPA are created within the wall. A copy of the consultation response from Natural England is located within the data room.

LDA MASTERPLAN

BOUNDARY WALLS

The existing wall is not entirely original and parts of the wall date from the 20th century. Historic England have previously regarded the wall as an essential element of the original design although the BDP Masterplan proposed large sections of the wall were removed. There are benefits for the development in removing/ reducing the height of section of the wall outside of the 400 m zone, although the line and location of the existing wall is important as it helps define the historic demise of the hospital.

SUITABLE ALTERNATIVE NATURAL GREEN SPACE "SANG"

An increased recreational disturbance arising from residential development will require an assessment under the Habitats Regulations 2017. BFBC have also produced an SPD which sets out how SANGs and other mitigation measures will be implemented. The SPD states that the Broadmoor redevelopment will require a bespoke SANG. It is anticipated that a SANG must be significantly more than 8 hectares/1,000 persons. West London NHS Trust owns land to the east of the hospital which can be offered as SANG to a future buyer as mitigation. The data room provides greater detail in relation to the Natural England Guidance. Please note that the sale by West London NHS Trust of Cricket Field Grove provided for an 8 hectare SANG to mitigate the development of 130 dwellings and incorporated a 2.3km circular walk. This was linked to an agreed standard of 12.4ha/ 1,000 population, which is more than current guidance and was agreed with Natural England and is now in operation.

THE NEW MASTERPLAN

The vision is to transform the former Broadmoor Hospital site and its grounds into a new working village. A place that is faithful to the hospital's heritage but designed to reflect and support the way we live in the 21st century. **The 4 options that have been explored are all residential led; a summary of which is set out below.**

OPTIONS

	1	2	3	4
	251 NEW BUILD	289 NEW BUILD	276 NEW BUILD	332 NEW BUILD
	33 LATER LIVING	0 LATER LIVING	33 LATER LIVING	33 LATER LIVING
	56 CONVERSION	56 CONVERSION	56 CONVERSION	56 CONVERSION
	Berkshire FLEXIBLE WORK SPACE	Berkshire FLEXIBLE WORK SPACE	Berkshire FLEXIBLE WORK SPACE	Berkshire FLEXIBLE WORK SPACE
	60 BED CARE HOME	60 BED CARE HOME	60 BED CARE HOME	60 BED CARE HOME
	5.54 HA	4.56 HA	5.37 HA	4.48 HA
	771 SPACES	853 SPACES	826 SPACES	958 SPACES
CAR PARKING				
OPEN SPACE				
NEW BUILD				

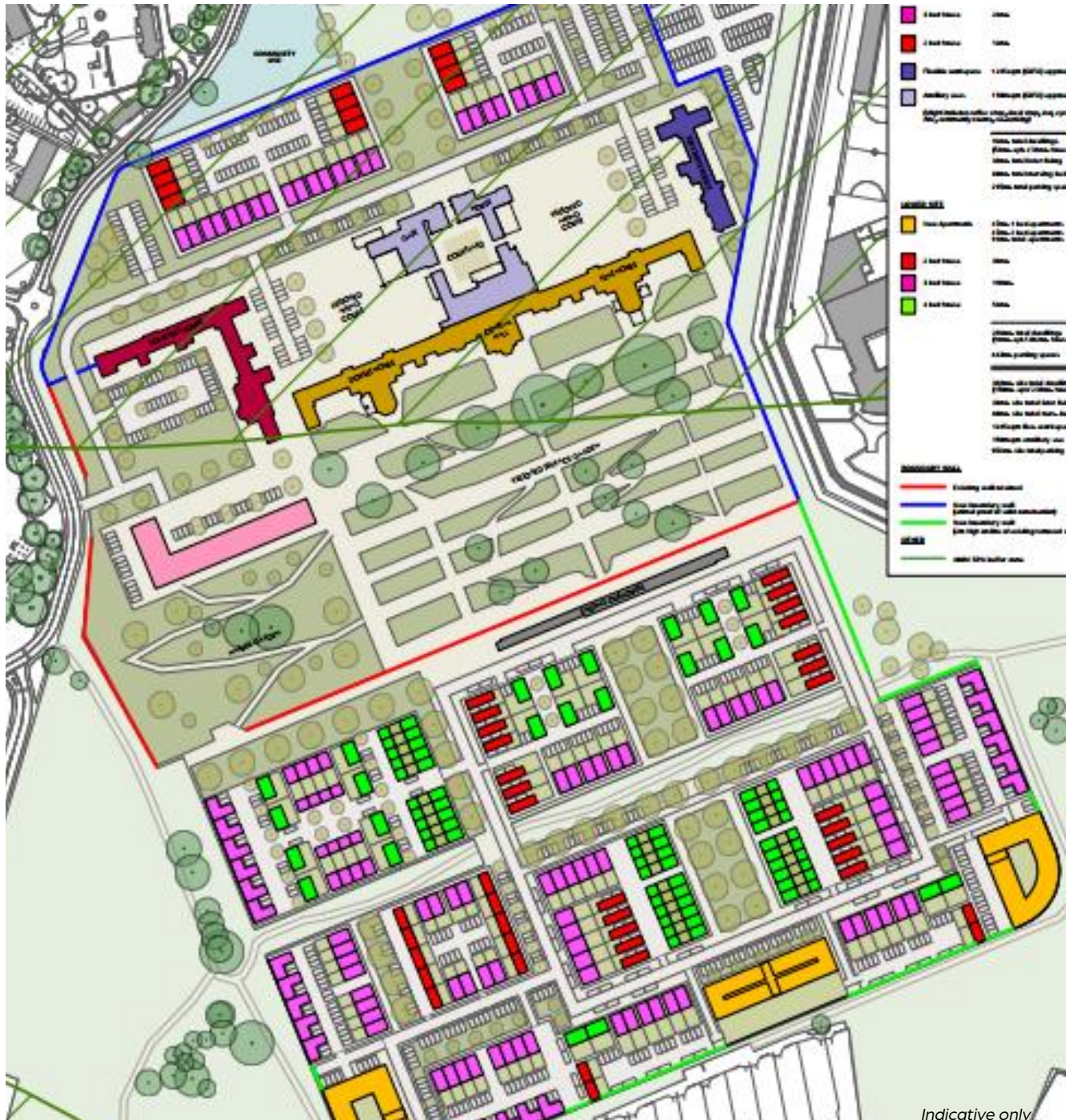


Figure 6: Masterplan. Source – LDA

AFFORDABLE HOUSING

The Local Plan sets out that its policy on affordable housing will be set in accordance with strategic guidelines, market conditions and need. 'Saved' Policy H8 serves as a material consideration and states that the Council expect an affordable provision of 20%. Core Strategy Policy CS17 (Affordable Housing) expands on this and states that affordable rented and intermediated housing will be accepted as affordable housing tenures. A tenure split is not prescribed in neither the Local Plan nor the Core Strategy. BFBC's SPD states that Policy CS17 prescribes a policy requirement of 25% affordable housing on site (though this is not stated within the Core Strategy) split as 70% affordable rent and 30% intermediate tenures.

MARKET COMMENTARY

PRIVATE SALE RESIDENTIAL

The size of the site will allow for significant placemaking with the inclusion of amenity being possible.

Within the local area, there are several sought after schools including:

- Crowthorne Church of England Primary School (Ofsted rated: Outstanding)
- Wildmoor Heath Primary School (Ofsted rated: Good)
- Edgbarrow Secondary School (Ofsted rated: Outstanding)
- Wellington College (Independent school)

The site is approximately a 30-minute drive to the employment hub of Reading, including key employers such as: Microsoft (UK HQ), Oracle (UK HQ), PwC, Deloitte, EY and KPMG. There are a number of other easily accessible employment hubs including Farnborough (25 minute drive), Guildford (35 minute drive) and Aldershot (26 minute drive).

The average price in Bracknell Forest currently stands at £395,710 in June 2023. The average price for detached homes is £751,078 and semi-detached homes £447,764 (Source: Land Registry).

West London NHS Trust sold land adjacent to the site to Barratt Homes in 2018 on Cricket Field Grove. Resales in that scheme include a 3-bedroom end of terrace house being marketed at £520,000 and a 2-bed end of terraced house being marketed at £400,000. These prices are comparable to the new build development on the former Transport Research Laboratory site to the north of Crowthorne. 2 bed apartments average between £300,000 – £325,000; 2 bed houses average £425,000; 3 bed houses average between £500,000 – £535,000 and 4-bedroom houses between £550,000 – £650,000.

SINGLE FAMILY HOUSING (“SFH”)

The Local Authority of Bracknell Forest has seen a 10% increase in population to 124,600 in the 10 years from the 2011 census to the 2021 census. This compares to an increase across the southeast of 7.5%. The median age of Bracknell Forest is 39 years, with 36.1% of the population aged between 25 and 49 years, making it an exciting area of interest for SFH. Details relating to access to good schools and employment hubs are set out above, however another key aspect for SFH is the proximity to green space; the site is surrounded by Swinley Forest and Barossa Nature Reserve with Wildmoor Heath Nature Reserve also being a short walk away.

A key SFH comparable is Grainger’s Wellesley Homes in Aldershot with rents starting from £1,050 pcm. Therefore, there is a lack of good quality stock in the local area, both for sale and for rent.

This is an exciting opportunity to provide SFH across several different typologies in a sought-after area which is lacking in competing stock.

SENIOR LIVING

The size and location of the site means that it could be suitable for the various typologies of later living as part of a wider mixed-use scheme. The local area of Crowthorne is affluent with a high average house price of approximately £560,000 (Source: Rightmove). Within a 30-minute drive of the site, there are nearly 100,000 over 65’s, representing 14.1% of the overall population. The catchment population in the immediate and wider catchment is affluent with a higher proportion of home ownership (above 70%) and ABs (circa 35%) than the Southeast average (Source: Storepoint).

There has been a scarcity of new retirement development in the local area, with the only notable example being McCarthy and Stone’s retirement living plus scheme Birch Place which was developed in 2018. There are currently three resale units being marketed in the scheme with a 1-bed marketed at £350,000 and 2-beds marketed at £449,000 to £475,000.

The most recent care home developed in the local area is Buckler’s Lodge, which is an 80-bed care home developed by Greensleeves Care in 2022 and has fees of c. £1,750 per week. We would expect there to be further demand for care in the local area, as evidenced by Barchester’s application for a new 60-bed care home in the local area, which was refused planning permission earlier this year.



FURTHER INFORMATION

TENURE

Freehold

VAT

The Property is not elected to VAT.

EPC

Copies of the EPCs are available in the dataroom.

DATA ROOM

A data room with further planning, legal, technical and bid information is available at the following link:

<https://BHR-disposal.co.uk>

Please note that requests to access the data room will be screened and limited to those actively engaged in the market.

VIEWINGS

Accompanied viewings will be conducted by the Seller's sole agent on selected dates with screened parties. Access will be strictly controlled, and access will be limited to land buyers and their technical teams only. Mobile phones and cameras are not permitted during site inspections and all visits will be chaperoned by security personnel. For further details relating to access protocols and to arrange a visit please contact Howard Williams of Montagu Evans.

METHOD OF SALE

Best offers on either an unconditional basis or on a subject to planning basis are invited for the freehold of the site.

Offers that are conditional on other matters must set out the conditions in detail and the steps (including the anticipated timescales) to discharge them. Offers are to be submitted by the bid deadline which will be confirmed in due course but it is anticipated the deadline will be announced in early December 2023.





ALL ENQUIRIES

For all enquires and further information please contact:



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ADDITIONAL CONTACTS

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