

FOR SALE

UNIQUE DEVELOPMENT/CONVERSION OPPORTUNITY OF AN ICONIC COMPLEX OF BUILDINGS ON THE EDGE OF SHREWSBURY TOWN CENTRE, BENEFITTING FROM PLANNING CONSENT



THE FORMER HMP DANA PRISON

HOWARD STREET

SHREWSBURY

SHROPSHIRE

SY1 2HR

TSR
TOWLER SHAW ROBERTS

LOCATION

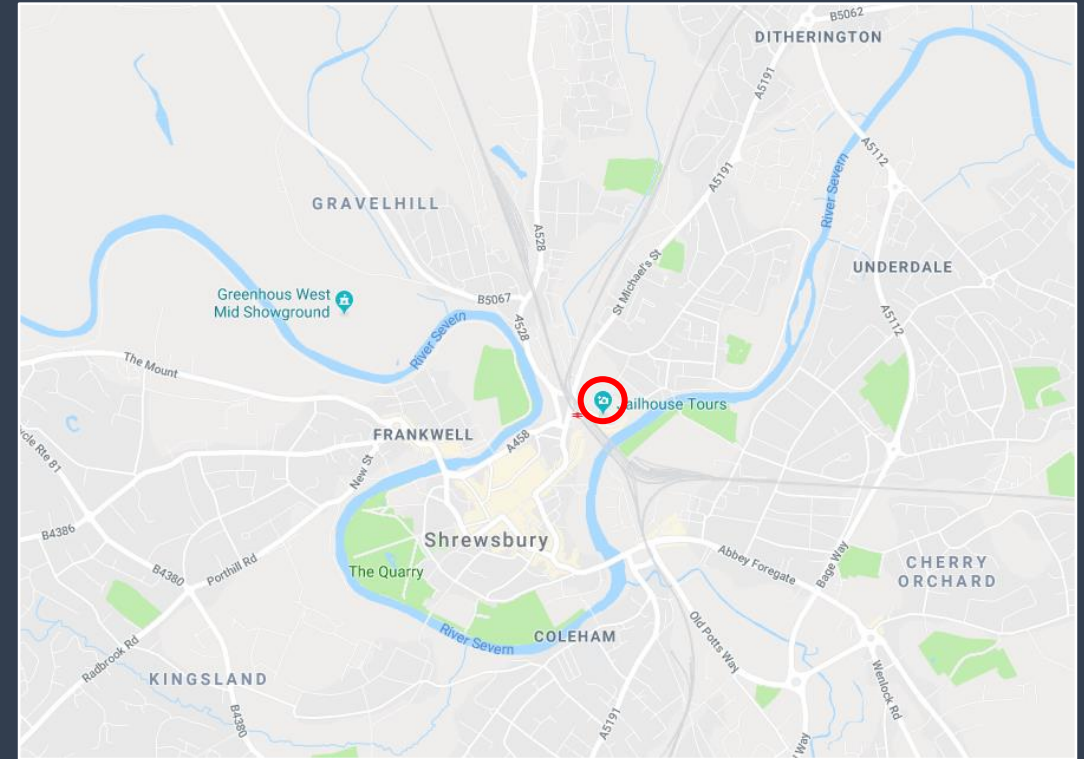
The property occupies an elevated position within a short walking distance of the medieval Shrewsbury Town Centre close to the main Railway Station and other amenities.

The property is situated within an established mixed residential and commercial area of the Town with open views across the Town and the River Severn.

Shrewsbury is the County Town and principal Administrative Centre of Shropshire and is an established location for a wide variety of service industries, tourism and manufacturing business operations.

The Town is located at the intersection of the A49 and A5 main trunk roads and stands approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 miles from Birmingham. Chester is within 40 miles to the north and Hereford is about 50 miles to the south.

The town has benefitted from the opening of the Shrewsbury bypass, which forms part of the A5 trunk road, and connects to the M54 motorway and the national motorway network to the east, and extends to the west to North and West Wales. It is also very well served by rail connections to neighbouring towns and beyond to the national rail system.



DESCRIPTION

The major part of the property comprises an iconic complex of Grade II Listed buildings dating in part back to the 18th Century with later alterations and additions undertaken through its history, surrounded by a large perimeter wall having long road frontages on three sides.

The property was originally built as a walled prison having an interesting history prior to its closure in 2013.

Since then the property has stimulated considerable interest from TV companies and national media reflecting the iconic nature of the site.

Part of the site is currently used by a company to host bespoke tours of the prison.

Opposite the main site and outside of the prison perimeter wall is an additional area of land comprising the former Visitor Centre and Car Park.

ACCOMMODATION

The property comprises a range of buildings of varying ages in a court yard style configuration on a site area of approximately 1.03 hectares.

The visitors' car park site opposite is calculated to extend to approximately 0.16 hectares.

SERVICES

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.

TOWN PLANNING

Outline planning consent has been granted by Shropshire Council for the redevelopment of the main prison complex into a mixed scheme including conversion of the existing prison buildings into student accommodation (sui generis), residential dwellings (C3), A1/A3, B1/D1 and D2 use together with associated landscaping (Ref: 17/02809/OUT).

The consent comprises the following:

<u>Main prison complex (with on-site car parking)</u>	<u>Apartments</u>	<u>GEA - sqm</u>
Gatehouse; B&D – residential conversion (C3)	19	2,406
A, C Wings – student accommodation (sui generis)		3,886
Kitchen / Café – existing between A, C Wings (A1/A3)		211
Gymnasium – existing, rear of site D2		1,003
New Build A – new residential (C3); <i>Small office / education (B1/D1)</i>	10	1,155
New Build C – new residential (C3)	30	3,616
TOTAL	59	12,277

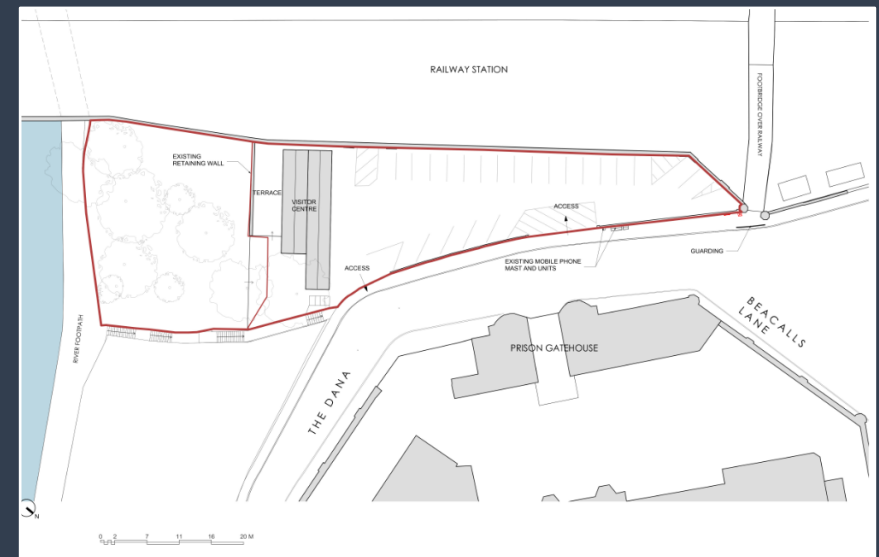
Detailed Planning Permission has also been granted on the visitors' car park site opposite for the development of 9 large apartments with associated car parking adjoining (Ref: 18/03206/FUL).

A, C Wings, Kitchen and part of D Wing are currently occupied by Jailhouse Tours on a temporary licence arrangement but offer scope for a further conversion opportunity, subject to planning permission.

The site falls within the Castlefields Conservation Area and the main prison complex (including part of the perimeter wall) and gatehouse are Grade II Listed buildings.

Further details are available within the Sales Information Pack.

Uses could be amended subject to planning permission.



LOCAL AUTHORITY RATES

The property is currently unrated. Purchasers must make their own enquiries with the Valuation Office.

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of vacant possession of the whole if required.

Block D is currently occupied by Jailhouse Tours on a temporary licence arrangement at an annual fee of £40,000 exclusive.

This provides an alternative investment opportunity if required.

MODE OF SALE

Unconditional offers are invited for the freehold interest of the properties.

Offers will be considered as follows:

Lot 1 – For the former prison complex, The Dana.

Lot 2 – For the visitors' car park site.

Parties can offer against Lots individually or as a single offer for Lots 1 and 2 combined.

Offers are to be submitted by **12 noon on Monday 8th July 2019**. Offers are to be submitted for the attention of Toby Shaw of Towler Shaw Roberts LLP, TSR House, Brassey Road, Shrewsbury, Shropshire, SY3 7FA and clearly marked 'The Dana Shrewsbury Tender'.

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

EPC

Energy Performance Rating: D (93)

VAT

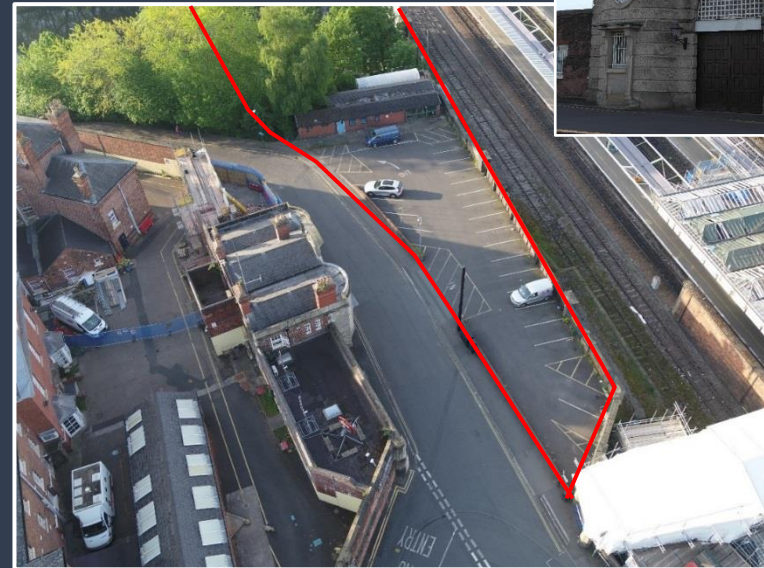
All costs / prices are exclusive of but subject to VAT if applicable.

SALES INFORMATION PACK

Additional information is available from a Dataroom. The details are available from the Shrewsbury Office of Towler Shaw Roberts LLP on request.

VIEWINGS

Strictly by prior appointment with the sole Selling Agents Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



Dated: May 2019

Consumer Protection from Unfair Trading Regulations 2008

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."