

Former Lydney & District Hospital including Grove House

Grove Road, Lydney, Gloucestershire, GL15 5JE

alder king

PROPERTY CONSULTANTS

- Closed hospital/medical facility (Class C2) with alternative use/development potential - refurbishment and new build (subject to planning)
- Grove House - change of use from commercial/business (Class E) to a residential dwelling (Class C3)

Summary

Development Opportunity

- Elevated position within a popular residential location (Settlement Boundary).
- Closed medical facility (Hospital and Outpatients) with refurbishment and new build alternative use potential including residential, extra care and education (subject to planning).
- Grove House provides former adapted commercial space with planning approval for residential dwelling (C3 use).
- Property 1 (edged blue) - Main Hospital - 0.55 acres.
- Property 2 (edged red) - Outpatients and Physiotherapy - 1.03 acres.
- Property 3 (edged light blue) - Grove House - 0.13 acres.
- Offers invited for the whole. Consideration may also be given to a sale of the individual sites.



Location

The former Lydney & District Hospital facility is located either side of Grove Road approximately 0.6 miles north-west of the town centre via Bream Road (B4231).

Site 1 (Main Hospital - edged blue) is situated between Grove Road and Bream Road (B4231).

Site 2 (Outpatients & Physiotherapy - edged red) is located at the junction of Grove Road and Templeway West.

Site 3 (Grove House - edged light blue) is positioned between the Hospital and Stanbury House and directly opposite Templeway West.

The immediate area is a popular residential location situated close Lydney C of E Primary School.

Chepstow



8.8 miles

**Gloucester
City Centre**



**19.4
miles**

**M48
Junction 2**



11 miles





Accommodation

Description

Main Hospital (edged blue)

The original hospital building, which is a non-designated heritage asset, dates from circa 1914. The building has stone elevations incorporating front bay windows and a central entrance beneath a pitched roof with tile coverings and dormer windows.

There are single and two storey extensions/additions including a modular ward unit. The most modern section is the Minor Injuries Unit which backs onto Bream Road.

The ground floor internal areas provide waiting areas/receptions, wards and single patient rooms, treatment/consulting rooms, visitor facilities and ancillary areas including kitchen, staffroom, stores and cloakrooms. The two first floor sections include offices and a former operating theatre.

Outpatients & Physiotherapy (edged red)

The Outpatients and Physiotherapy section includes the main car park and an adjoining undeveloped parcel of land (adjacent to Holms Farm which benefits from outline planning approval for 29 new dwellings and the restoration of a farmhouse).

The facility comprises a blockwork constructed building which has been linked to modular sections. The elevations incorporate metal casement and UPVC windows, and the roofs are flat or sloping with asphalt coverings.

The internal areas provide reception with waiting area, treatment/consulting rooms, offices, physiotherapy/gym and ancillary areas including staff facilities and stores.

Grove House (edged light blue)

The detached building has stone elevations incorporating full height front bay windows fitted upvc frame windows beneath a pitched roof with concrete tile covering.

Internally, the accommodation is accessed from a side entrance leading to the entrance hall and staircase. The original layout provided four rooms on each level. The layout was adapted for the former medical use with partitioning (consulting/treatment rooms, offices, meeting room, storage and ancillary staff facilities).

The internal areas require complete refurbishment for the approved residential use.

Externally there is a concrete and grassed section to the front and an enclosed rear garden laid to lawn. The rear boundary fence incorporates a gate (Bream Road).

Note: Access for viewings is restricted due to the condition of sections of the ground level suspended timber floor.

Services and Floor Areas

Services

We are advised that all mains services are either connected or available within the public highway.

We have not tested any service installations and interested parties must satisfy themselves independently as to the state and condition of such items.

In addition, prospective purchasers should make their own enquiries of the relevant utility provider in respect of the service capacity for any refurbishment/development proposals.

Floor Areas

The measured survey plans confirm the following approximate Gross Internal Floor Areas (includes the modular sections):-

Main Hospital

Area	Sq m	Sq ft
Ground Floor	1,218.81	13,119
First Floor 1	43.47	468
First Floor 2	352.21	3,791
TOTAL	1,614.49	17,378

The above excludes the undercroft storage and theatre plant room.

Outpatients & Physiotherapy

Area	Sq m	Sq ft
Ground Floor	467.41	5,031
TOTAL	467.41	5,031

Grove House

Area	Sq ft	Sq m
Ground floor	98.29	1,058
First Floor	92.67	997
TOTAL	190.96	2,055

Main Hospital





Outpatients







Grove House

alder king

PROPERTY CONSULTANTS

Planning | Rates | Technical Information | Terms

Planning

The Hospital is assumed to benefit from established Class C2 (Residential Institutions) use. Grove House has approval for a change of use from Class E (Commercial, Business & Service) to Class C3 (Residential House).

Any potential purchasers should direct enquiries regarding the existing and potential future uses to The Forest of Dean District Council Planning Department (01594 810000).

Business Rates

The Valuation Office Agency website states 'Hospital & Premises'. The current rateable value is £89,000 effective from 1st April 2026.

Grove House will require assessment for Council Tax purposes (the building is understood to be included in the Main Hospital business rates assessment).

Interested parties should make their own enquiries of the billing authority, Forest of Dean District Council, to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Technical Pack

The Sharefile/data room includes the following:-

- Copy of the Register of Titles.
- Planning appraisal (includes a summary of the planning history).
- Site & Floor plans (pdf & DWG).
- Topographical survey.
- EPCs.
- Surveys/reports including Asbestos (re-inspection), Electrical Condition and Fire Risk Assessment and Action Plan.
- Evaluation Scoring Criteria (Financial and Social Committees).

Tenure

Freehold (Title No's GR166243 & GR166246).

In the event of the single storey ward section, immediately adjacent to Grove House, being demolished any replacement structure cannot be rebuilt within 1.02 metres of side elevation (same width as the existing section of low-level boundary wall).

Note: The rear section of land immediately adjacent to the Bream Road is excluded from the Grove House title.

Purchase Price

Offers are invited for the whole.

In the event of a separate sale of the Outpatients facility an agreed section of the car park will be excluded to provide parking for the Main Hospital section.

Any offer will be subject to assessment by the Financial and Social Value Committees.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA
www.alderking.com

AK Ref: PP/N98654

Date: August 2026

Subject to Contract



Philip Pratt

01452 627123
07831 774 640

ppratt@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.