

Former Grove Pupil Referral Unit, London Road, New Balderton, Newark NG24 3AL

PERIOD BUILDING WITHIN SITE OF c3.25 ACRES WITH POTENTIAL FOR ALTERNATIVE USES/REDEVELOPMENT

BID DATE 31ST JANUARY 2022 BY 12.00 NOON



- Situated south-east of Newark-on-Trent, Nottinghamshire
- Existing Buildings provide in the region of c11,377 sq ft (1,056.9 sq m)
- Site area of c. 3.25 acres (1.32 ha)
- Sustainable location served by a range of amenities
- Excellent public and private transport connections
- Potential for alternative uses/redevelopment (subject to the requisite consents)

Location

Newark is an affluent Nottinghamshire market town with excellent road links to both the A1 and the A46 which provide rapid access to the surrounding towns and wider national road network. The town also benefits from mainline rail connections to London Kings Cross (travel time c. 1h 20 minutes).

The property is situated in an accessible location off London Road (B6326) adjacent to the recently constructed Newark Day Services Centre, Newark Academy and Newark Orchard school. Numerous residential properties including the prestigious Glebe Park development are also in close proximity.

The property is within c. 8 minutes' drive of Newark's historic market square which sits at the heart of Newark town centre and its retail and leisure amenities. The property is within a 5 minute walk of Farm Foods Supermarket, a Lidl and the Newark Northgate and Newark Castle Railway stations both within a c10 minute drive.

Description

The property comprises a three storey substantial period property set within substantial grounds. The main building was most recently utilised for educational purposes. Also located on site are the following:-

- Maintenance Depot – to be provided with vacant possession.
- Caretakers Lodge – leased to Newark Academy by virtue of a lease dated the 13th November 2012.
- Substantial Grounds – totalling c. 3.25 acres (1.32 ha).

Town and Country Planning

The property/site is considered to have potential for a range of uses including residential, healthcare, leisure, office, education or training subject to obtaining the requisite consents. A planning appraisal for the site has been obtained by the Vendor and is available in the online information pack.

Local Planning Authority: Newark & Sherwood District Council, Castle House, Great North Road, Newark NG24 1BX.
Tel: 01636 650000

Accommodation

	Sq Ft	Sq m
Main PRU Building		
Basement	242	22.5
Ground Floor	2,667	247.8
First Floor	2,529	234.9
Second Floor	1,680	156.1
Sub Total	7,118	661.3
Outbuildings		
Ground Floor	601	55.8
Workshops & Storage Buildings		
Ground Floor	2,446	227.2
First Floor	189	17.6
Sub Total	2,609	242.4
Caretakers Lodge	1,023	95
Total	11,377	1,056.9

Please note all of the above measurements are approximate and all parties are advised to rely on their own measurements.

Online Information Pack

An information pack including the following is available online:

- Planning Appraisal
- Indicative building layout plans
- Tender Documentation
- Lease for the caretakers lodge dated 13th November 2012
- Internal photos of main building
- Historic external photos

Access to the information pack is password protected and available from the agents.

Highways/Access

Access is currently obtained via a driveway from London Road (B6326). A pedestrian and vehicular right of way will be granted to the purchaser the approximate location of which is outlined in blue on the plan attached to these particulars.

Tenure

The site is offered Freehold with Vacant Possession save for the lease of the caretakers lodge dated the 13th of November 2012.

Offers

Offers are invited on a conditional or unconditional basis for the entire site by noon on 31st January 2022. All offers are to be submitted via www.eastmidstenders.org. Full details of how to access to the portal and formal document to be used are set out in the Invitation to Tender letter attached to the sales particulars and contained within the online information pack.

VAT

We understand that VAT will not be charged in addition to the purchase price, although this is subject to confirmation by the Vendor's solicitors.

Buyer's Premium

Please be advised that an additional payment of 2% of the sale price is to be paid by the Buyer to cover the Vendor's professional fees.

Viewing

Viewing can be arranged via the sole agents, however internal access to the main PRU building and Lodge cannot be provided. Please note that Innes England and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

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Ross Whiting

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Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

All enquiries



Craig Straw

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Subject Property		Newark Market Place		Homeware store—The Range and The Gym Group	
Local Supermarkets		Newark Castle Station			
Newark Hospital		Newark Northgate Station			

All enquiries



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Front of main building



Rear of main building



Workshop and Stores



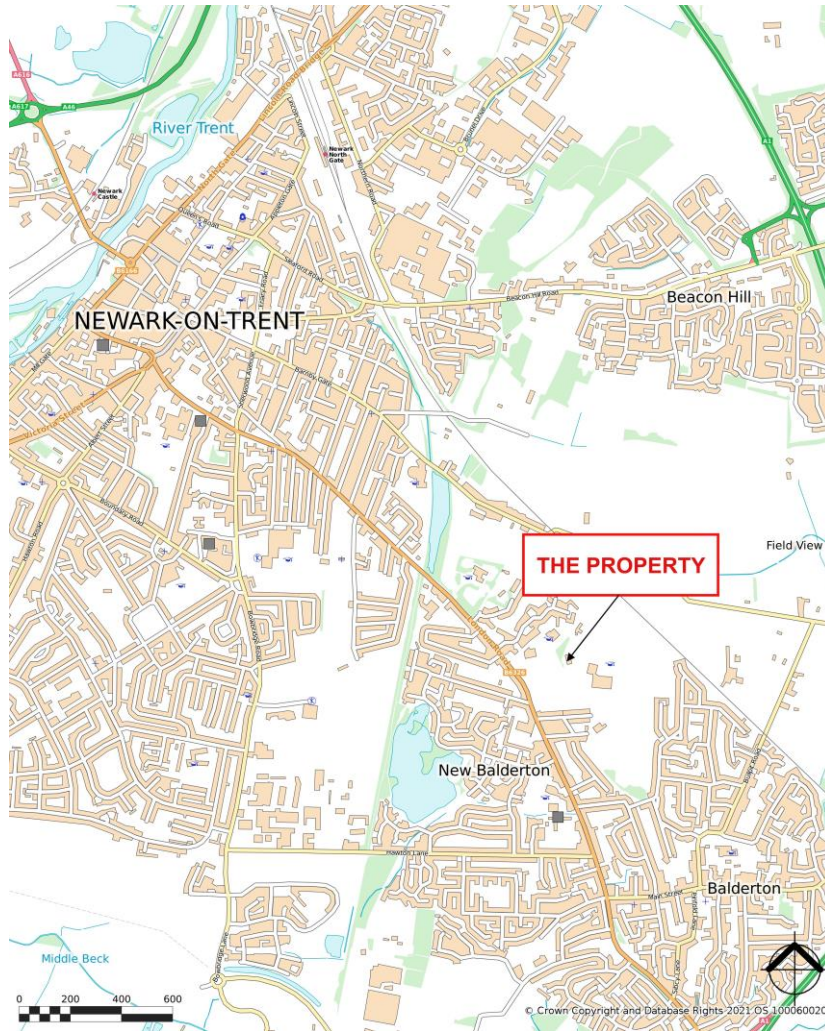
Caretakers Lodge

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Sat Nav: NG24 3AL

This plan is published for convenience of identification. Any site boundaries shown are indicative only. @ Crown copyright – License No. 100007643

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Innes England for themselves and for vendors or lessors of the property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchases or leases and do not constitute part of an offer or contract,
- (ii) all descriptions, referable to condition and necessary permissions for use and occupation and other details are given without responsibility and any

intending purchases or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- (iii) no person in the employment of Innes England has any authority to make or give any representative or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive VAT.

November 2021
Our Ref: CS/CT

TO WHOM IT MAY CONCERN

Ref: Invitation to Tender: Former Grove Pupil Referral Unit, London Road, New Balderton, Newark NG24 3AL

Thank you for your interest in the Nottinghamshire County Council's Property at the Former Grove Pupil Referral Unit, London Road, New Balderton, Newark.

The site is to be sold by Informal Tender and we are inviting Bidders to submit offers for the freehold interest in the property on the basis of the Terms of Sale document (on the electronic tendering system) on an unconditional, subject to contract only, or conditional basis (or both) in £s sterling which should be for a fixed amount and must not have reference to any other bid (i.e. 1% or £1 more than the highest offer). Bids will only be considered if:

- Submitted via www.eastmidstenders.org
- It is submitted using the 'Form of Offer' document on the electronic tendering system
- Is in accordance with the tendering instructions provided
- It is received by the date and time specified for receipt of offers

If you would like to confirm to us when this has been submitted, please email Craig Straw
cstraw@innes-england.com

Closing date for offers 31st January 2022 at 12.00 noon.

Offers must include:

- Identity of Purchaser including a summary of their track record and financial standing.
- Offers are to be on the basis of the property as seen and outlined for identification purposes only in the sales particulars.
- Confirmation of whether the bid is subject to board or any other further approval.
- Details of how the purchase and scheme of development will be funded together with a letter from the funding source confirming the funds/facility is in place.
- Details of the payments profile being proposed.
- A programme for exchange of contracts and formal completion together with deposit arrangements, status, and level.
- Any conditions of an offer should be clearly stated within the offer.
- Any Technical assumptions made in formulating the offer.
- If the bid is conditional a proposed programme for the development.
- Contents of the Surveys and other reports that have been provided or obtained by the bidder.

- Details of any further due diligence, if any, to be undertaken together with related programme.
- Conditional offers should itemise any abnormal cost, section 106, CIL and affordable housing assumptions together with a masterplan of the proposed scheme.
- A bidder may wish to include an overage agreement that offers to share proceeds over an expected GDV. If so the GDV and a suggested method of calculation are requested.
- If the bid is supported by forward sales to operators such as affordable housing and / or PRS operator's, then please confirm the following:
 - a. Who these operators are
 - b. The payments agreed in principal or otherwise
- If conditional bids include the demolition of the main PRU building then bidders should provide details of the viability appraisal they have undertaken to justify its removal as per the planning guidance note.
- The bidder's solicitor's details.
- All bidders will be notified of the outcome of its offer (successful/unsuccessful) via a e-notification sent from the Portal and by follow up email.

Notice

1. Offers must be submitted before the deadline using the 'Form of Offer' document available on Nottinghamshire Country Council's approved electronic tendering system.
2. The electronic tendering system is accessed through www.eastmidstenders.org also known as ProContract. Bidders are required to register with the portal in order to submit an offer. Bidders will not be able to complete submissions unless the "Accept" button has been clicked for the Terms and Conditions of Tender. If you experience any issues with the system, and the [online help tools](#) cannot assist, please contact the Technical Support Team. ProContractSuppliers@proactis.com.
3. Any offer received by the Council or the Agent outside of the approved electronic tendering system, late, not in the correct form or not containing the correct content may be rejected as non-compliant.
4. No offers will be accepted that include a rising bid or if linked to another bid or property. If such a bid is received the Council may reject such a bid as non-compliant.
5. Please note all offers will be reviewed by Nottinghamshire County Council but the Council, in its absolute discretion, is not bound to accept the highest or any offer.
6. Once bids have been received the vendor will enter a short period of clarification that may or may not include an interview. If bids are deemed to be close a further round, or rounds, of bidding may be requested to generate a preferred bidder to proceed to contract.
7. Each party to be responsible for their own legal costs.

Late Bids

The Council's approach to "late tenders" will vary depending upon the method of land disposal used and considered in the context of the individual circumstances at the time. Any "late tenders" received after the expiration of time for tendering, or which contravene any provision of the

tendering conditions or instructions will only be opened with the authority of the Assistant Chief Executive after consultation with the relevant Lead Cabinet Member and be subject to The Councils overriding duty to obtain the best consideration that it can reasonably obtain (subject to any exceptions in the General Disposal Consent).

Yours faithfully



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