



FORMER BRAMCOTE SCHOOL BUILDINGS
22-30 Filey Road, Scarborough, YO11 2TT
For Sale as a Whole or in 3 Lots

Former Bramcote School Buildings 22-30 Filey Road, Scarborough YO11 2TT

Extensive Range of Victorian Properties and Sports Facilities occupying a prime site in the favoured South Cliff area of Scarborough.

Available Freehold as a Whole or in 3 Separate Lots

Existing Buildings approx 40,294 sqft (3,743 sqm)

Up to approx 2 acres in total (0.81 ha)

Lot 1: Former School Buildings
Approx 1.5 acres (0.61 ha)

Lot 2: Sports Hall
Approx 0.4 acres (0.16 ha)

Lot 3: The Old Pavilion Site
Approx 0.1 acres (0.04 ha)

Potential for alternative uses and redevelopment subject to obtaining the necessary consents.



Location

The properties are located on the south side of Scarborough in the mainly residential South Cliff area. The properties are positioned between the A165 Filey Road, Belvedere Road, Holbeck Hill and Holbeck Road.

Scarborough Town Centre lies approximately ½ mile to the north.

Description

Overview:

The property as a whole was until recently utilised as a private preparatory school prior to its merger with the nearby Scarborough College in July 2012. Known as Bramcote School, this was once a thriving institution with an illustrious history founded in 1893, but as with a number of similar private schools of its kind, the economies of scale led to a need for change.

Whilst some of the existing facilities remain in use by the College, including in particular Lot 2 the Sports Hall, a large majority of the buildings have now become vacant and surplus to requirements. The playing fields/sports pitches to the east of the buildings will be retained by Scarborough College and continued for sports related uses. A large part of this area is subject to restrictive covenants which preclude any building thereon.

Given the age, specification and condition of the properties we consider that they lend themselves for a comprehensive scheme of redevelopment, either for residential apartments, institutional use or care/nursing, and this may potentially extend to partial or wholesale demolition, subject to the necessary consents being forthcoming.

The property is offered for sale either in its entirety, or in Lots. However, our client's firm preference is to retain Lot 2 (the Sports Hall) as this is currently in use and could continue to form a useful part of the Scarborough College facilities. Therefore Lot 2 will not be available to sell separately from Lot 1. (The availability of the whole is to accommodate any specific requirements which might see benefit in an acquisition of all the facilities, for example for ongoing institutional uses).

Taking each part in more detail:

Lot 1: Former School Buildings (22-28 Filey Road)

Comprising a substantial block of 5 interlocking mainly former Victorian terraced villas, arranged over lower ground, ground to second floors. The properties were originally built and used as private dwellings, but were later adapted and converted for institutional use. Additions to the original structures include the 1960's 2 storey infill block on the frontage, the Swimming Pool, the Music School built in 1986 as well as various other extensions and additions.

The area occupied by the School buildings extends to approx 1.5 acres (0.61 ha), and is shown outlined purple on the OS Promap in these particulars.

The approximate gross internal areas for the various parts of the property can be summarised as follows:

Former School Buildings	Area Sqm	Area Sqft
Lower Ground	458	4,931
Ground	864	9,299
First	692	7,449
Second	552	5,939
Outside Buildings	516	5,553
Total	3,082	33,171





Lot 2: Sports Hall (30 Filey Road)

Comprising a purpose built indoor sports facility constructed in 1995, accommodating a comprehensive range of sporting equipment including indoor tennis; badminton; netball; basketball and cricket nets. The building occupies a sloping site with pedestrian access from street level at Filey Road. At the eastern elevation fronting the playing fields at ground and first floor is an area currently used as a pre-prep/nursery known as Little Owls. This includes classrooms; office; wc's and kitchen.

Sports Hall	Area Sqm	Area Sqft
Sports Hall	502	5,406
Pre-prep	160	1,717
Total	662	7,123



Lot 3: The Old Pavilion Site

Comprising a corner site on the north-east extent of the playing fields, fronting the junction of Belvedere Road and Holbeck Hill. Currently occupied by a dilapidated Pavilion building which is in poor repair. The site is currently subject to an undetermined planning application to redevelop for a pair of semi detached houses. Application Reference 13/02594/FL.

Planning

The following is a brief summary of the current planning status for the various elements of the sites/premises under consideration.

General Overview

Prior to and following the appointment of the Project Team by Scarborough College, in February 2014, extensive discussions have been held with Members of Scarborough Borough Council Planning Department, (David Walker – Planning Services Manager and Marcus Whitmore – Area Planning Manager) and at Executive Officer level with Hilary Jones (Deputy Head of the Council), to inform them of the future aims and aspirations of Scarborough College.

The College seek to generate funds from the sale of these largely redundant buildings to assist with the funding of new modern boarding accommodation. The Council are well aware of the strategic role this important educational establishment plays in adding to the vibrancy and economic success of the town, past and future. They accept the need for the College to move with the times, and that there are constraints within their existing boarding house facilities, with the need to invest in order to cater for current and expanding pupil numbers. Naturally they are also now well aware of the recent demise of Bramcote Prep School, and the subsequent impact on the town.

The scope of discussions with Council Officers thus far have been centred on the following key areas:

1. Delivery of a viable redevelopment option for the former Bramcote Prep School buildings.
2. Redevelopment of the Bramcote Pavilion site on Belvedere Road.
3. Delivery of a new 100 bed boarding house for Scarborough College on the Scarborough College campus (approx 300m to the south of Bramcote School).

Further background on each of these specific items is given below.

School Buildings

The properties fall within an area which is unallocated for any specific use in the Scarborough Borough Local Plan, but entirely within the defined Development Limits, meaning that a variety of other potential uses might be considered acceptable should they be re-developed. However, the whole property falls within a Conservation Area, which clearly introduces potential constraints, particularly relating to demolition and comprehensive re-build proposals.

During the course of the last 12 months, the College's Project Team, have presented various options to the Council for consideration, through pre-application enquiries. The schemes prepared by Michael Hyde Associates have included:

- Retention and refurbishment of the main buildings for continued use as student accommodation/boarding houses.
- Retention and refurbishment of the main buildings for alternative uses, including residential apartments, care/nursing and offices/commercial.
- Demolition and redevelopment of the site for residential, care/nursing and mixed use commercial/residential.

Viability appraisals have been presented, adopting budgeted build costs supplied by the LHL Group, and working on the sketch layouts prepared by Michael Hyde Associates. We believe it has been possible to demonstrate to Council Officers that the refurbishment option are largely unviable, and present specific challenges.

This process remains ongoing, ahead of a confirmed use for the property, and detailed design work. However, the Council have now written to accept the estimated revenue figures we have submitted in support of our viability appraisals, and in essence have acknowledged the refurbishment options present difficulties in delivering a financially viable re-use for the buildings as a whole. This we hope will enable talks to proceed from this point, with an acceptance that there will be a stronger chance the Council will be in a position to support demolition, either as a whole, or in part, to deliver a site capable of a new build solution, at least in part.



Playing Fields/Sports Pitches

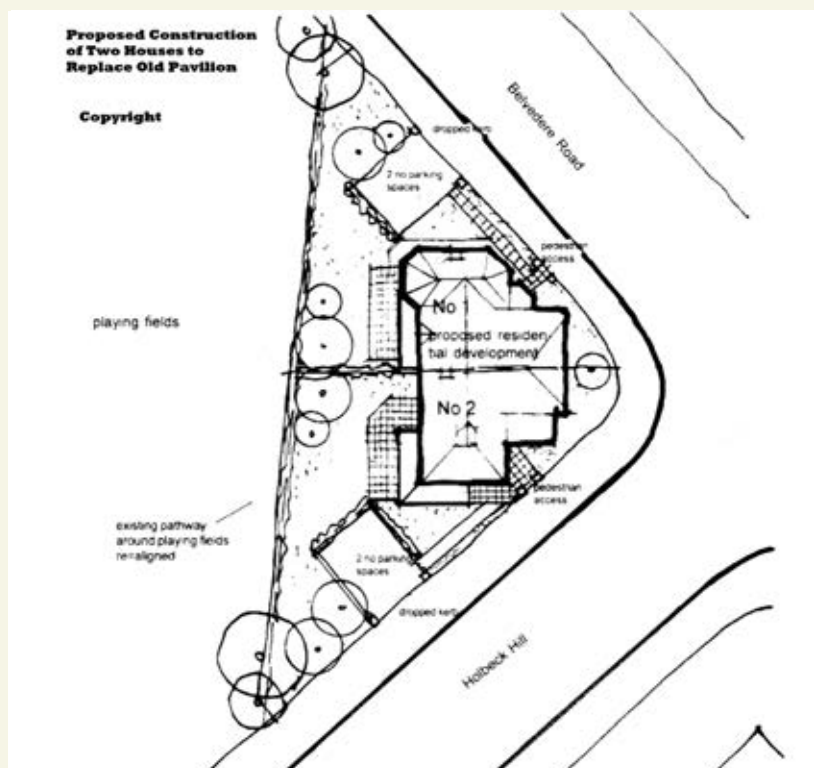
The Playing fields are expected to remain in their existing use, in some form or other, for sports and recreation use by Scarborough College. Whilst there have been past considerations, and representations submitted for redevelopment within this area, given the existence of a restrictive covenant over the majority of the land, and the expected objections from local residents, and Planning Policy, it is felt there is limited merit in the College looking to pursue any such plans.

The position at present is that the playing fields are best retained to accommodate new and better sporting facilities for the College, as well as being offered for other Community

based sports, which could include new tennis courts for the town, so long as these plans fit in and work alongside the aims and aspirations of the College, and that the Council can acknowledge the release of such facilities within the overall planning considerations for the existing Bramcote School Buildings.

The Old Pavilion Site

Planning has been submitted for the demolition of the existing pavilion building, and the siting of two semi-detached dwelling houses (Application Reference: 13/02594/FL). The Application is pending determination.



Legal Title & Tenure

The property is held freehold and the various lots can be offered with vacant possession on completion.

The properties currently all fall within Title No. NYK379560. The property will be sold subject to various covenants, further details on request.

The Purchaser of Lot 1 will be required to remove and make good the existing 'hard' tennis court situated on the north east boundary of the school buildings area, and erect a suitable boundary where this meets the playing fields.

Should Lot 2 not be sold with Lot 1, then the Purchaser will also be required to erect a new boundary along the south side of Lot 1 where it adjoins Lot 2.

Planning Authority

Scarborough Borough Council:

Town Hall, St Nicholas Street, Scarborough, YO11 2HG.

Telephone: 01723 232 323.

Email: planning.services@scarborough.gov.uk

Website: www.scarborough.gov.uk

Please be aware that the Local Planning Authority welcome and encourage pre-application discussions, but their formal pre-application advice is subject to a schedule of fees.

Services

Mains water, electricity, gas and drainage are available to the property. It will be the responsibility of the purchaser/purchasers to ensure they are available and adequate for any future use.

If the Lots are sold separately, there will need to be a subdivision of services; details of which will need to be agreed between the parties. The cost is to be met by the Purchasers.

EPC

A copy of the EPC is available on the Fordy Marshall website.

Wayleaves, Easements and Rights of Way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights whether mentioned in these particulars or not.

Method of Sale

The property is offered for sale by private treaty unless otherwise directed. Please refer to the Fordy Marshall website for updates.

Guide Prices

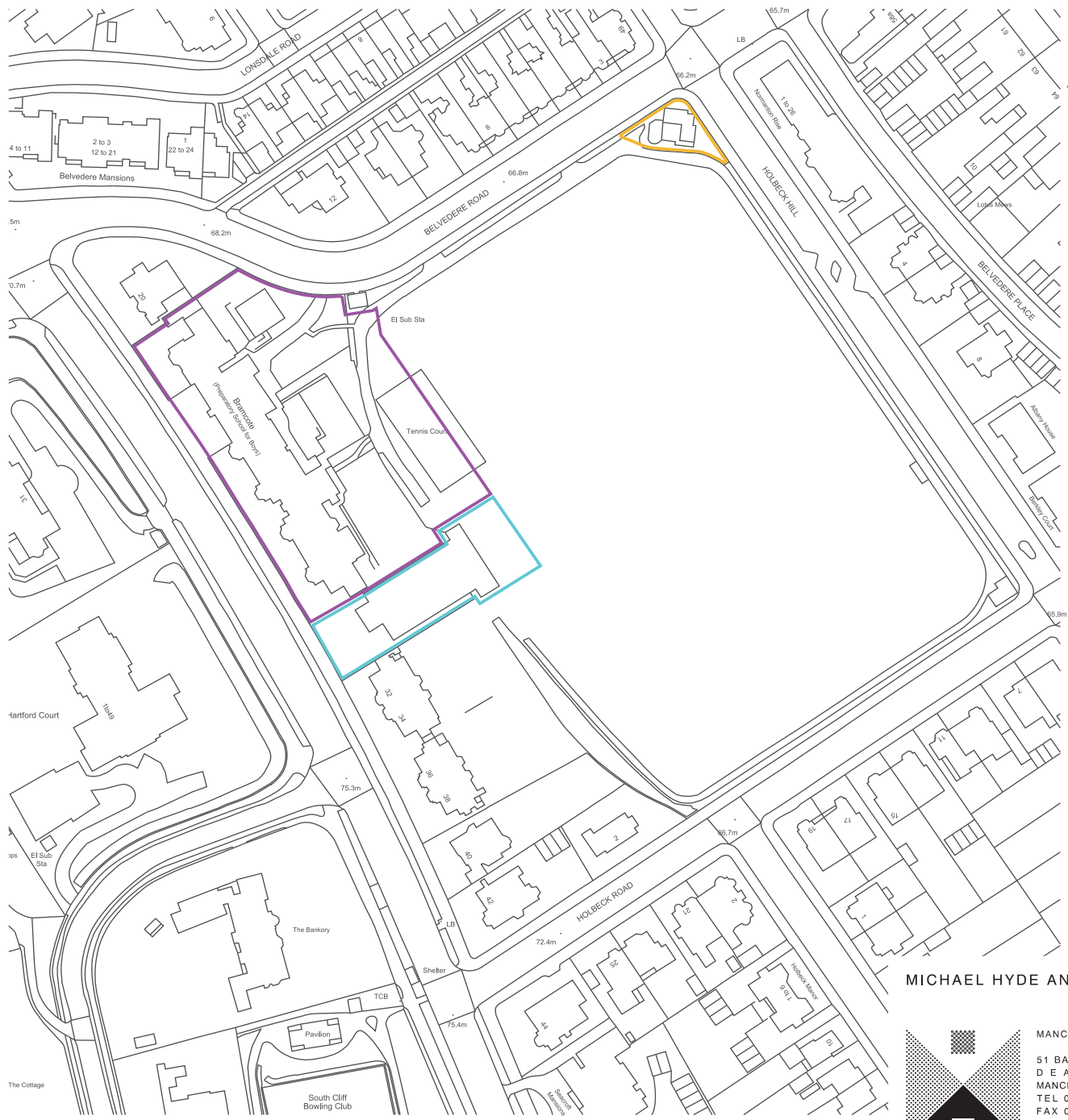
Please refer to the Fordy Marshall website.

VAT

We understand that VAT is not payable on the property, however, all or any offers should be made exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in this transaction.



Key:

- Lot 1 — The Bramcote School Buildings | 6087m² - 1.5ac
- Lot 2 — The Bramcote Sports Hall | 1432m² - 0.4ac
- Lot 3 — The Old Pavilion Site | 313m² - 0.1ac

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MICHAEL HYDE AND ASSOCIATES LIMITED
chartered architects



MANCHESTER ■ SHEFFIELD □
 51 BARTON ARCADE ALLIANCE HOUSE
 DEANSGATE LEOPOLD STREET
 MANCHESTER M3 2BJ SHEFFIELD S1 2GY
 TEL 0161 834 1018 TEL 0114 2759666
 FAX 0161 834 4798 FAX 0114 2757751
 Manchester@MHA Sheffield@MHA
 architects.com architects.com

B	22-06-15	Playing fields excluded from plan	JE	-
A	28-05-15	Lotting boundaries amended to fall in line with covenant boundary	JE	IT
REV	DATE	DESCRIPTION	DRW	CHK

PROJECT TITLE		
Scarborough College		
DRAWING TITLE		
Bramcotes Site Lotting Plan		
DRAWN / CHECKED	DATE	SCALE
JE - IT	APRIL 2015	1:1250 @A3
JOB No	DRAWING	REVISIONS
1SD5	1-007	REV B

Business Rates

The property is assessed for Business Rates with a Rateable Value of £89,500.

Further Information

The following information is available to download from the Fordy Marshall Website (fordymarshall.com), alternatively a usb flashdrive can be provided on request.

- PDF of Brochure
- Title Documentation
- Architects Schematic Layout Plans
- Existing Floor Layout Plans

Viewing

The properties can be viewed externally from the public highway without appointment. If you wish to enter the site, this is strictly by prior arrangement with the agents. The Vendors and their agents accept no liability for anyone who enters the site/property.

Contact: Christopher Fordy BSc MRICS
Tel: 01937 918 088
Mobile: 07809 202 300
Email: christopherfordy@fordymarshall.com

Particulars Prepared: June 2015
Photographs Taken: May 2015
Reference: FM/006

Agents Note

The areas are given as an approximate guide only and are provided for indicative purposes only.

Purchasers will be required to satisfy themselves in relation to the proposed floor areas before bidding.



Important Information

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