



**Hull**  
City Council



## DEVELOPMENT PROSPECTUS

# *Development Opportunity*

**FORMER NEWLAND PRIMARY SCHOOL,  
NEWLAND AVENUE, HULL**



Expressions of Interest deadline - noon Friday 27 March 2015

# FORMER NEWLAND PRIMARY SCHOOL, HULL

## *Residential/Commercial Development Opportunity*

### Location



The property is situated on the east side of Newland Avenue, between its junctions with Reynoldson Street and Marshall Street, within a high density residential area approximately 2 miles northwest of the city centre



The property has frontage to Newland Avenue, which is defined in the Local Plan as a local shopping centre. Nearby occupiers include Lloyds Bank, Heron Frozen Foods, Sainsbury's Local and a variety of local retailers. The area also contains numerous restaurants and cafe bars.

The surrounding area is popular with the city's student population. Hull University is situated approximately 1 mile to the north of the site

### Area

4,069 sqm (1 acre)

### Description

The site, shown edged red below, comprises the former Newland Primary School which incorporates 2 large Victorian school buildings one being situated at the eastern extremity of the site facing Newland Avenue and the other being situated towards the rear of the site with its main elevation again facing eastwards. In addition, there is also a single storey building situated between the two main buildings which abuts the southern boundary wall of the site. The remainder of the site is predominantly hard-standing with a 2 metre boundary wall surrounding the whole site.

The two main buildings are of brick, constructed to two stories with pitched slate roof coverings and have substantial internal ceiling heights, each having two staircases giving access to both floors. The accommodation is divided internally into predominantly large rooms, however the ground floor of the eastern building has been sub-divided more recently and has been occupied as a customer service centre.

## **FORMER NEWLAND PRIMARY SCHOOL, HULL**

### ***Residential/Commercial Development Opportunity***

The property provides potential for partial or wholesale redevelopment, or refurbishment and additional development, for a variety of residential or commercial uses, subject to gaining the necessary statutory consents.

#### **Planning**

The property is located on the edge of the designated local shopping area, within an area defined for housing.



The main buildings are on the City Council's Local List of buildings of special architectural and historic interest and are therefore of local importance in terms of their townscape value.

A Planning Brief for the site has been prepared by Hull City Council Planning Department. A copy is available at [www.nps.co.uk](http://www.nps.co.uk). We recommend that interested parties should make their own enquires with Hull City Planning to satisfy themselves that their own development proposals meet with current planning requirements.

#### **Highways**

Vehicular access is currently taken from Reynoldson Street, although the property also has frontage to Newland Avenue and Marshall Street, all of which are adopted highways.

#### **Utilities**

Enquiries have been made of statutory undertakers and their responses are available upon request.

#### **Tenure**

Freehold. Vacant possession will be granted upon completion.

#### **VAT**

The City Council have elected not to charge VAT on the disposal of this site.

#### **Legal Costs**

Each party will bear their own legal costs

#### **Method of Disposal**

Expressions of interest are invited, following which selected applicants will be invited to submit a detailed bid (see below).

#### **Viewing and further information**

ALL viewings are strictly by appointment only. To arrange viewing or for further information please contact:

Simon Blood

E-mail: [simon.blood@nps.co.uk](mailto:simon.blood@nps.co.uk)

Tel. 01482 816243

NPS Humber Ltd, Earle House, Colonial Street, Hull HU2 8JY

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**SUBMISSION OF AN EXPRESSION OF INTEREST**

All offers will be subject to the following conditions, please note that for the purposes of this document, 'the vendor' means Hull City Council and 'the applicant' means the person or company making the offer.

NPS Humber Limited is instructed as agent to deal with the matter on behalf of the vendor

1. An Expression of Interest **MUST** be submitted to arrive no later than **12 noon on Friday 27 March 2015**.
2. The disposal of the property will be subject to the vendor gaining approval under section 77 of the School Standards and Framework Act 1998 and Schedule 1 of the Academies Act 2010. This is required as part of the property was formerly a play area/sports pitch. An application is being submitted by the vendor and a favourable decision is expected to be readily forthcoming.
3. Expressions of interest received after the deadline supplied may not be considered. The enclosed form may be submitted either by post or by hand. If delivered by hand, submissions will only be accepted at the ground floor reception of Earle House during normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 5.00pm on Fridays. Please note that forms must not be delivered to any Council offices.
4. The identity of the applicant should be clearly stated on the form. In the case of a private person, he or she must show his /her forenames and his/ her surname and address in block capitals. In the case of a Limited Company, the name must be of the Company, the address must be the address of the Registered Office and the signature must be that of a Director or Secretary of the Company or some other person authorised to sign on behalf of the Company. If there is no such person authorised to sign, the submission shall be sealed by the Company. In the case of a Partnership full names and addresses of all partners must be stated and the submission must be signed by all the partners.
5. The applicant should provide proof of their financial ability to proceed with the acquisition and subsequent development of the property.
6. The applicant should provide evidence of their technical ability to successfully undertake a scheme of the size and type proposed, by reference to other schemes which the applicant has delivered.
7. Outline proposals for the site should be provided with the Expression of Interest.
8. The vendor does not undertake to accept any expression of interest in respect of the property. At this stage **NO FINANCIAL BID** should be made.

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9. From the Expressions of Interest received, up to 6 applicants will be selected and invited to submit a detailed bid and development proposal for the property. Consideration will be given to the applicant's technical and financial ability to proceed with the acquisition and development within a reasonable timescale, the type and quality of the proposed development and any conditions attached.
10. The vendor shall have the sole discretion to determine whether late expressions of interest received should be considered.
11. The canvassing of any Member or Officer of the vendor, or their agent, in connection with acceptance of their expression of interest will disqualify the bidder from the tendering process.
12. NPS/Hull City Council may from time to time consider changes to the marketing documentation. In such circumstances a copy of the amendment shall be made available on the NPS website and for the avoidance of doubt the amendment shall form part of the terms upon which the property is to be sold.
13. No restrictions on use are being imposed within the sale, however, it shall be the responsibility of the applicant to seek and comply with all planning and statutory requirements in connection with their proposed use of the property.
14. Copies of the following are available at [www.nps.co.uk](http://www.nps.co.uk) or upon request to [simon.blood@nps.co.uk](mailto:simon.blood@nps.co.uk) :
  - Title Register and Plan
  - Asbestos survey
  - Floor Plans
  - Draft Development Brief

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**EXPRESSION OF INTEREST**

**Due by 12 noon Friday 27 March 2015**

**DEVELOPMENT SCHEME:** (brief outline proposals for the site. Additional information may be attached)

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**APPLICANT:** (name & address of the person(s), partnership, or company making the offer)

Name .....

Address .....

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Postcode .....

Telephone .....

**ADDITIONAL INFORMATION REQUIRED**

- ☐ Brief details of the proposed scheme
- ☐ Evidence of applicant's technical ability to deliver the proposed scheme
- ☐ Evidence of the applicant's financial ability to fund a site acquisition and development
- ☐ Details of any conditions attached to the applicant's interest

Please tick to confirm information included with tender

**Please include any other information considered relevant**