

FOR SALE

FORMER RYTON PARK PRIMARY SCHOOL SITE

Manton, Worksop, Nottinghamshire, S80 2UL



Key Highlights

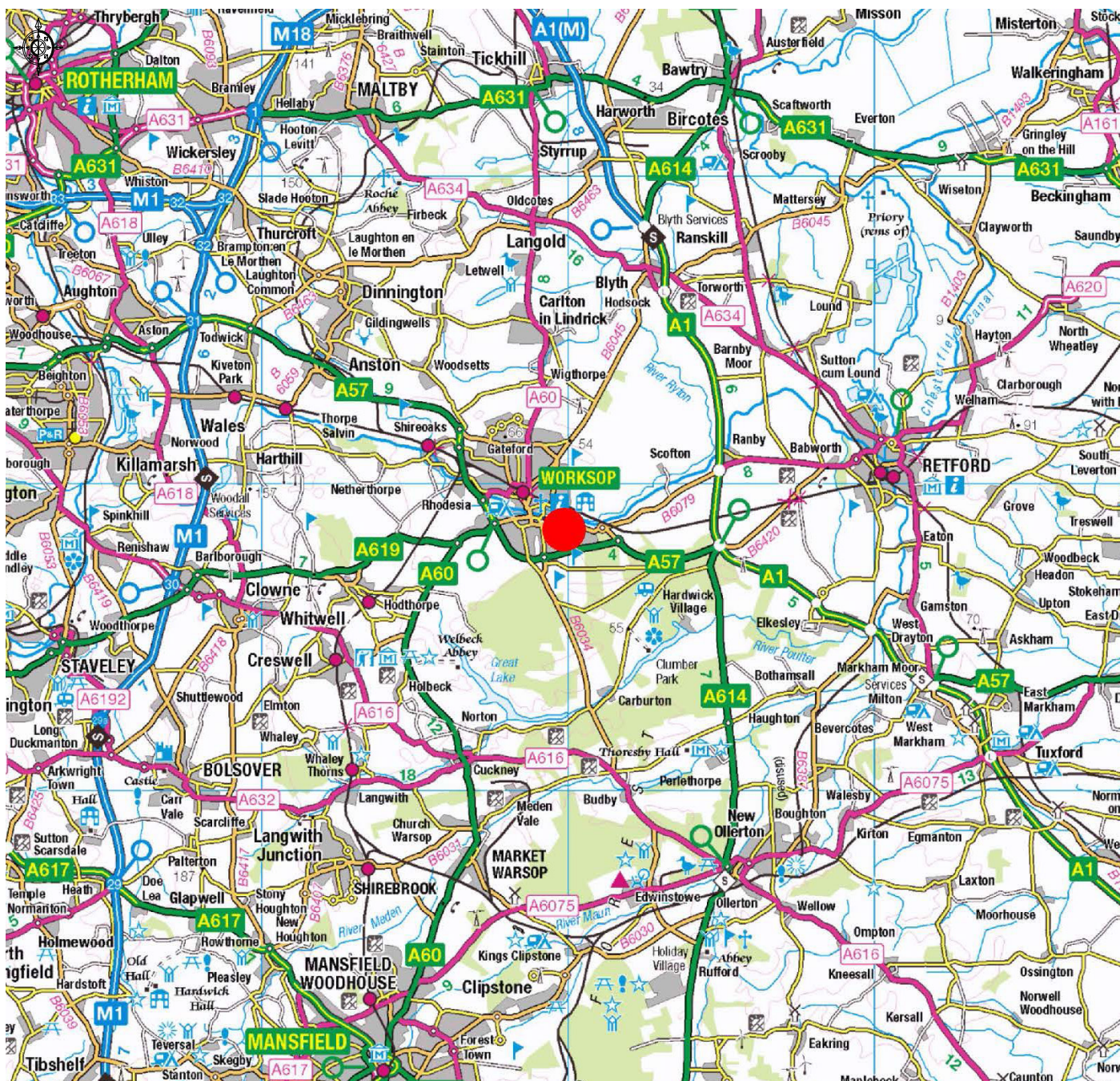
- Freehold
- Allocated site in the Bassetlaw Local Plan for 100 dwellings
- Good accessibility to Sheffield, Nottingham, Lincoln and Mansfield
- Potential development parcel – approximately 9 acres gross (3.6ha)
- Approximately 5 net developable acres (2ha)
- Strong road frontage onto Kingston Road
- EOI deadline is 12 noon Thursday 26th September 2024
- Informal Tender deadline is 12 noon Thursday 17th October 2024

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LOCATION

Located approximately 1.5 miles (2.4 km) south-east of Worksop town centre, the subject Site benefits from direct access to the A57 approximately 0.5 miles (0.8km) to the south-west and the A1 approximately 3 miles (5km) to the east. This arterial road provides links to the surrounding major cities such as:

- Sheffield (approximately 22 miles (35km)) northwest;
- Lincoln (approximately 27 miles (43km)) east;
- Nottingham (approximately 27 miles (43km)) south.

Additionally, the A60 runs north to south through Worksop, linking the town with Mansfield (approximately 15 miles (24km)) south and Doncaster (22 miles (35km)) north.

The Site is situated within Manton, a residential suburb south of Worksop centre. Manton offers local amenities commensurate with its size, including a Best One convenience store, Kingston Road Community Hub and Manton Pharmacy. Worksop town centre provides more established amenities such as the Priory Shopping Centre, a Tesco superstore, Bassetlaw Hospital and the Savoy Cinema.

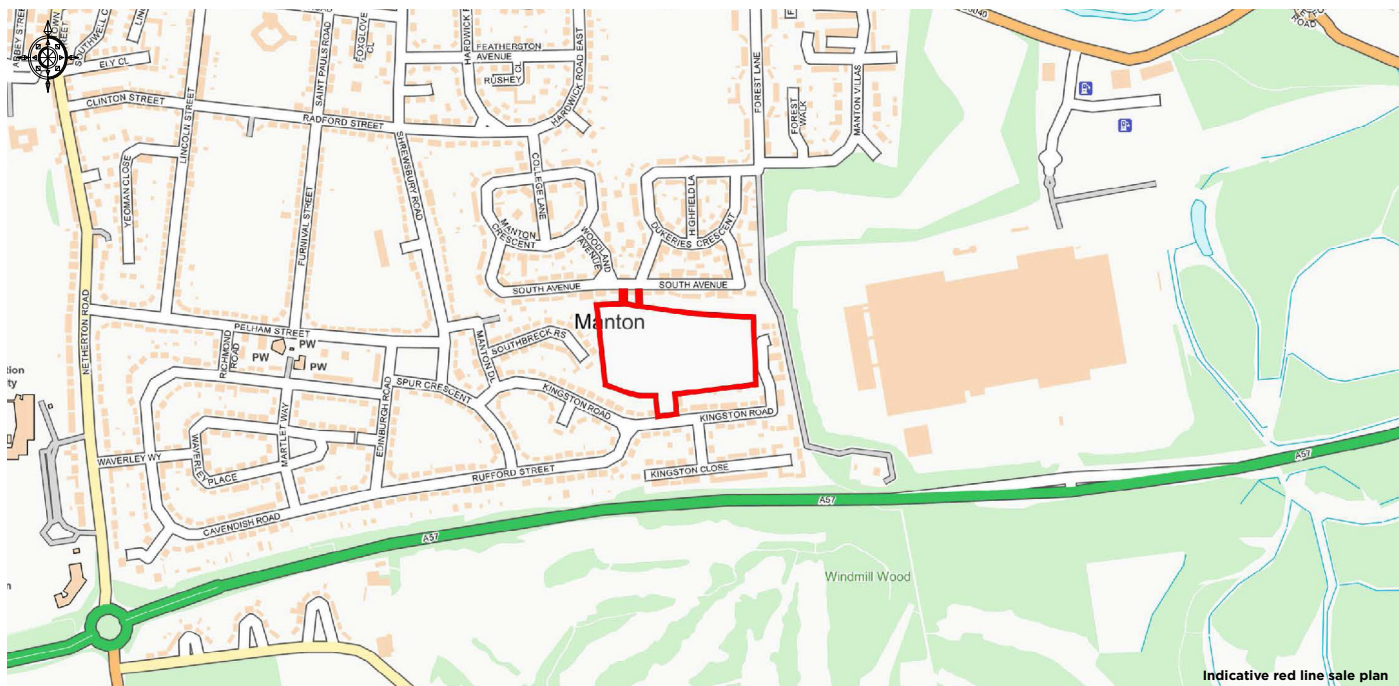
The Holy Roman Catholic Primary School is the nearest primary school for children aged 4-11 which was rated 'Good' in their 2022 OFSTED inspection. For children aged 11-18, the Outwood Academy Portland was rated 'Outstanding' in their 2014 OFSTED inspection. The nearest independent school is Worksop College for children aged 4-18.

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DESCRIPTION

The subject Site is approximately 9 acres gross (3.6ha), although a notable proportion of this is to be utilised as Public Open Space, reducing the net developable area to approximately 5 acres (2ha).

The Site comprises a former school and playing fields, with the building demolished several years ago by Nottinghamshire County Council. The potential development parcel benefits from road frontage onto Kingston Road, where it is assumed access can be granted, subject to highways consultation and planning consent.

The Site is bound by existing residential housing on all four boundaries.

PLANNING

The Bassetlaw Local Plan 2020-2038 was adopted on the 15th May 2024.

The Site is allocated for 100 dwellings (Reference HS4). Key information regarding the allocation is provided below:

- Site HS4 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. Policy 17 of the LP requires a mix of house types and sizes to be provided to contribute to meeting local housing needs, including affordable or specialist housing.
- The affordable housing requirement for sites of 10 or more dwellings is 20% for Brownfield and 25% for Greenfield. Of these affordable homes, 25% should be for First Homes; 25% should be for affordable housing for rent and 50% should be for affordable home ownership. Since the subject Site is both brownfield and greenfield in nature, bidders should undertake their own due diligence with the Local Authority regarding affordable housing requirements.
- Redevelopment should integrate 2 acres (0.8ha) of open space that exists on Site within a larger multifunctional open space of approximately 2.84 acres (1.15ha).

- The Site currently accommodates the former school's playing field, comprising three junior playing pitches. As per Policy ST45, the development should not result in the loss of playing fields and a financial contribution of £270,000 will be sought to improve the quality of playing fields in the locality. Sport England did not object to this approach through the Local Plan process.
- Site allocations delivering 50 or more dwellings are expected to provide significant infrastructure on Site or through developer contributions. Therefore, the subject Site will be exempt from the Community Infrastructure Levy (CIL).

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer. The Indicative Layout on the following page suggests approximately 70 units. We anticipate that the market in this locality is for smaller units and feedback from Planners at the Local Authority is that the allocation can be reached.

An Information Pack is available from the agent. This includes a site appraisal, planning obligation information, planning recommendations, transport assessment, required S106 contributions and terms and conditions of this tender.

TENURE

The Site is held freehold under two Titles and is available with vacant possession upon legal completion.

- NT438667 – Proprietor: Nottinghamshire County Council
- NT425388 – Proprietor: Bassetlaw District Council

VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitors before the offer deadline.

SERVICES

Purchasers are to make their own investigations as to the capability and capacity of services for their proposed development scheme and density on the Site.

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Indicative Layout

Key

- Site boundary (3.63ha)
- Houses
- Dual aspect frontage
- Road
- Footpath
- Shared driveway
- Driveway
- Front gardens
- Rear gardens
- Trees to be retained
- Root Protection Area (RPA)
- Proposed tree planting
- Play provision
- Infiltration Basin

1. 2.42ha residential development area, with 76 2 - 4 bed dwellings
2. 1.21ha of Public Open Space, with existing 0.8ha provision retained and extended
3. Public Open Space overlooked by adjacent properties
4. Access from Kingston Road east
5. Access from Kingston Road south
6. Key north-south multi-user route linking South Avenue to Kingston Road
7. High quality Category A and B trees retained wherever possible and incorporated into open space
8. Play provision at centre of the development
9. Existing substation location
10. Existing trees and scrub retained, where possible, as habitat and as a buffer to existing residential dwellings
11. Dwellings backing onto existing properties
12. Wider pedestrian access retained
13. Alternative access closed

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LOCAL PLANNING AUTHORITY

The Local Planning Authority is Bassetlaw District Council.

Interested parties are encouraged to undertake their own due diligence with the Local Authority to support their offer.

Bassetlaw District Council – <https://www.bassetlaw.gov.uk/>

METHOD OF SALE

Savills are acting on behalf of Nottinghamshire County Council and are inviting offers on a Subject to Planning basis.

We are seeking offers for the freehold interest by way of an Informal Tender.

The Expression of Interest deadline is Thursday 26th September 2024.

The Informal Tender deadline is Thursday 17th October 2024.

In support of your bid please provide the following information:

- The conditional sum subject to planning and any other associated conditions
- Indicative scheme layout and accommodation schedule
- Source and availability of finance for the purchase making it clear whether finance will need to be raised using the property for security
- Specify any assumptions made with regard to abnormal development costs
- Specify any assumptions made with regard to affordable housing receipts
- Specify any assumptions made on the market sales value on a per sq ft basis
- Proposed timeframe for exchange and completion
- Brief synopsis of planning and technical due diligence undertaken to date
- Confirmation that you have allowed for a sum of £270,000 for the playing pitch improvements and, if required, are able to engage with Sport England at the planning application stage

If applicable, please set out any proposed overage payments to the Seller in the event of any enhanced planning permission being achieved over and above your initial proposals and/or Gross Development Value exceeding initial expectations.

TERMS & CONDITIONS OF TENDER

Full terms, conditions and compliance matters related to the tender process are available within the Information Pack, and must be viewed before bidding.

All tenders submitted must be submitted in the specified form and contain all requested information as stated. All tenders that are not in the specified form or do not contain all of the requested information may be rejected.

All tenders must be submitted using the Council's approved electronic system. Any tender received by the Council or this firm outside of the electronic system, late, not in the correct form or not containing the correct content may be rejected as non-compliant.

Offers must be on the Form of Offer and must be submitted via the Portal so as to be received by them before the deadline shown in the Portal and outlined above (time being of the essence). The portal is www.eastmidstenders.org tendering website which is also known as "ProContract" and provided by Proactis. 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](#). A tender system user guide is provided in the Information Pack.

Intending bidders must comply with the form and condition of tender contained in the information pack.

Early registration with the online portal is encouraged.

PROFESSIONAL FEES

The purchaser will be responsible for the vendor's surveyors and legal costs amounting to **1% of the purchase price +VAT**.

VIEWING ARRANGEMENTS

Please notify the Agents to arrange a viewing prior to accessing the Site.

Please note the Landowner nor their Agents take any responsibility for loss of injury on Site, all viewings are undertaken at your own risk.

CONTACTS

For further information please contact:

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