

FOR SALE

FORMER BYRON STREET SCHOOL, ROYTON, OLDHAM, OL2 6QY

Unity Partnership, on instruction from Oldham Council, is seeking bids to purchase the former Byron Street School for refurbishment or redevelopment.



- Attractive red brick former junior school
- Residential use (subject to planning)
- Site area approximately 4,127 square metres (1.02 acres)
- Property suitable for refurbishment or complete redevelopment (subject to planning)
- Close proximity to Royton Town Centre

Description:

The former Byron Street School is situated at the junctions of Cardigan Street, Byron Street and Milton Street in Royton, approximately 2 miles to the north of Oldham Town Centre. The property is located in close proximity to Royton Town Centre within a mixed-use area; with residential properties adjoining to the front and rear.

The school has been declared surplus to Oldham Council's requirements and, on behalf of the Council, Unity Partnership is seeking bids to purchase the property for the purposes of refurbishment or complete redevelopment of the site.

The site comprises a rectangular level plot and amounts to approximately 4,127 square metres (1.02 acres).

The former school buildings are single storey to the three street frontages; with a two-storey section to the rear, overlooking the former playground. The property is of traditional brick construction under a pitched roof, with an attractive frontage to Byron Street, which the Council would be keen to retain.

Internal Accommodation:

The internal accommodation encompasses a gross internal area over the two main floors of approximately 1,625 square metres / 17,500 square feet.

An internal floor plan can be made available by arrangement with the Estates Section, but interested parties will need to verify the details and dimensions on site.

Tenure:

The site is offered for sale by way of a 250 year lease at a peppercorn rent on the provisions outlined in the disposal terms below.

Services:

It is assumed that all services including mains water, electricity, gas and drainage services can be connected to the property.

Any intending purchaser however must make their own enquiries as to the adequacy of the supplies for their proposed use.

Highways:

The adjacent highways of Cardigan Street, Byron Street and Milton Street are adopted by the local authority and are maintainable at the public expense.

Planning:

Initial informal consultations have been carried out with the Council's planning officers, and the following considerations have been provided;

Relevant Planning Considerations

- Previously developed site which is unallocated on the UDP proposals map.
- The existing red brick school buildings are attractive and make a positive contribution to the street scene – the possibility of retaining these buildings in any redevelopment should be explored before demolition is considered.
- Residential development would be appropriate though other uses may be considered subject to compliance with UDP policy.
- Community or leisure facilities, or a mix of uses, may be appropriate in this location. Development would need to comply with the requirements of Policy CF1.3.
- Development should provide sufficient off road parking.
- Development should have regard to key UDP policies, which can be viewed in full at:
http://www.oldham.gov.uk/planning_and_building/planning.htm

Prospective purchasers should direct their own more detailed enquiries to the Local Planning Authority (Oldham MBC) for further information:

Planning Services, Oldham MBC
Civic Centre, PO Box 30
West Street
Oldham, OL1 1UQ
Tel: 0161 770 4105

Contamination/Deleterious Materials:

Purchasers are expected to make their own enquiries into the previous uses of the property or of neighbouring land in order to determine the likelihood of any contamination.

However, an asbestos survey of the property has been carried out and can be made available by arrangement.

Disposal Terms:

Offers of a premium are invited for a 250 year lease of the property at a peppercorn rent. They are to be returned in the envelope provided by 12 Noon on **27th January 2012**.

As indicated above, the Council is keen to consider bids from interested parties seeking to retain all or some of the existing buildings in their proposals; particularly the Byron Street façade. The Council is also prepared to consider bids based on the complete redevelopment of the site.

The Council wishes to ensure that the property is refurbished or redeveloped; so offers should be made in light of the following main terms and conditions:

1. The purchaser will be required to agree a framework of works (should the building be reused) or development agreement (should the site be redeveloped) within 2 months of being advised that their offer is acceptable to the Council.

2. The purchaser will also be required to sign a conditional agreement for lease within 2 months of being advised that their offer is acceptable to the Council. The agreement is to be subject to the grant of an acceptable planning approval, and satisfactory completion of the refurbishment/ redevelopment works, and a 5% non-returnable deposit will be payable.

3. A detailed planning application and/or any other application for appropriate consents (if applicable) are to be submitted by the purchaser within 2 months of the conditional agreement for lease being signed.

4. Completion of the lease to take place within 2 months of the satisfactory completion of the refurbishment / redevelopment works. The balance of the premium will be paid on completion of the lease.

5. The purchaser to be responsible for any necessary abandonments, diversion of statutory apparatus or street/footpath closures where applicable.

6. The purchaser to be responsible for the Council's legal and surveyors fees incurred in this transaction; being £2,000 and £10,000 respectively.

7. Other terms to be as required by the Solicitor to the Council.

Any tenders not sent by Royal Mail must be handed in at the Reception Desk at the Cheapside entrance of the Oldham Civic Centre.

The Reception Desk is in attendance from 8.40am to 5.00pm Monday to Friday. The envelope must not bear any indication (including franking) of the name of the tenderer.

Tenders delivered by "Datapost" or other similar service must not indicate the name of the sender and this should be specified to the Post Office or Courier at the time of posting.

Failure to abide by these directions may render the tendered document unacceptable for consideration. Tenders submitted by fax will not be considered.

Although in the normal course of events, all tenders submitted in proper form (i.e. satisfying any stipulated requirements) received before the closing date/time will be automatically considered, the Council does not undertake to consider them.

Any intending purchaser(s) must satisfy themselves by inspection or otherwise as to the accuracy of these details. All property is offered subject to contract prior to sale or withdrawal.

The Council is not bound to accept the highest or any offer made in respect of the said property.

Please download a purchase application form from the website;

www.unitypartnership.com/property

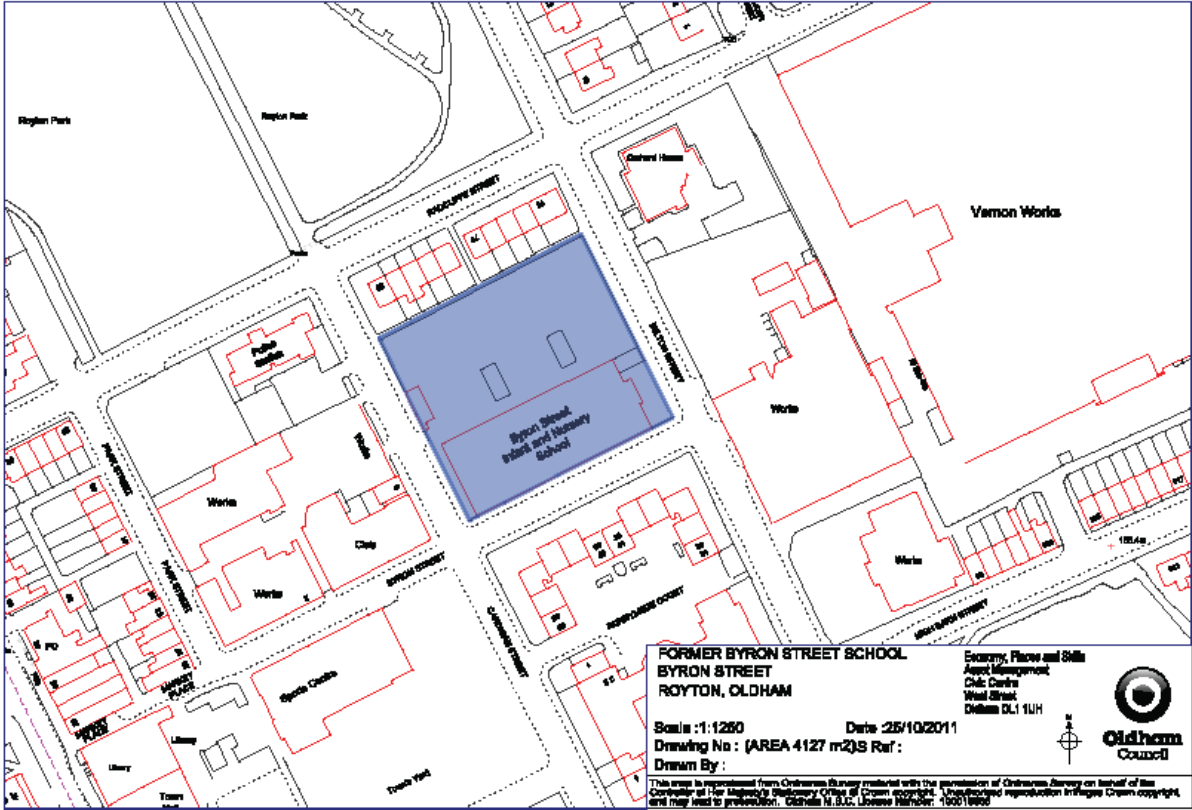
Or contact the Estates Section for an application form and tender envelope (contact details shown below).

Further Information:

If you require further information, please contact:

Phil Holland – Senior Surveyor
Unity Partnership – Estates Section
Henshaw House, Cheapside,
Oldham, OL1 1NY
T: 0161 770 4529
E: phil.holland@unitypartnership.com

Site Plan:



Aerial View:

