For Sale

On behalf of Doncaster and Bassetlaw Hospitals NHS Foundation Trust

Barrowby House
Highland Grove
Worksop
S81 0JN

By Informal Tender
CONTENTS

1. LOCATION........................................................................................................................................1
2. SITE DESCRIPTION..........................................................................................................................3
3. ACCOMMODATION AND CONDITION.............................................6
4. DELETERIOUS MATERIALS...........................................................................................................6
5. HIGHWAYS..................................................................................................................................7
6. SERVICES....................................................................................................................................7
7. PLANNING.....................................................................................................................................8
8. TENURE......................................................................................................................................8
9. VIEWING .....................................................................................................................................8
10. VAT .........................................................................................................................................9
11. OFFER PROCEDURE ...............................................................................................................9
12. IMPORTANT NOTICE ..............................................................................................................9

Appendices

Appendix I Floor Plans
Appendix II Planning Appraisal and Tree Preservation Order
Appendix III Site Viewing Form
Appendix IV Bid Proforma
1. Location

Worksop is the largest town in the Bassetlaw District of Nottinghamshire, England and is situated on the River Ryton at the northern edge of Sherwood Forest. The town is located about 19 miles (31 km) east-south-east of Sheffield and its population is estimated (mid-2004) to be 39,800.

The town is serviced by a network of road infrastructure including the A60 which provides a direct link to Nottingham together with access to the M1 motorway at junction 31 via the A57. The A57 also provides links to the A1 and A1 (M) and is the main transport corridor through to Doncaster and the North of England.

The property lies within close proximity of Worksop town centre (0.4 miles) and is situated within the residential cul-de-sac of Highland Grove, adjacent to the Bassetlaw District General Hospital, which is accessed via Blyth Road, one of the principal roads into Worksop Town Centre.

The property is also accessible by rail, with Worksop Station located approximately half a mile away (0.8km) from the site. Hourly services exist on both the Sheffield to Lincoln route and also the Robin Hood line to Nottingham.

A site location plan is provided overleaf.
Site Location Plan
2. Site Description

The site comprises a rectangular plot extending to circa 0.47ha (1.16 acres) with Barrowby House centrally positioned and fronting onto Highland Grove, which is a tree lined residential cul de sac.

Barrowby House exists as a former Head Quarters office building of the Trust, which has been converted from its former use as a typical gentlemen’s residence. The property retains many of its original internal features and is of brick construction with a rendered finish to the first floor elevation under a pitched slate roof providing two floors of accommodation and basement.

There have been several modern additions to the original property, including a brick built extension to the eastern boundary comprising a conference / meeting room, together with a more temporary single storey office building adjoining the rear of the property.

A large area of car parking exists to the rear of the site, alongside a number of small out buildings. Substantial grassed areas also exist to all sides of the property. Mature trees front the southern boundary of the site with a cluster in the south west corner and these are protected via Trees Preservation Orders.

The site is generally level but elevated from Highland Grove and retained by a brick wall. In the immediate vicinity the property is surrounded by large Edwardian residential dwellings.
Parking areas to the rear of the site

Associated out-buildings to the rear of the property

Modern brick built extension to the east of Barrowby House

Eastern elevation of Barrowby House with the modern extension shown to the left

Large Edwardian residences surround the subject site
Site Plan
3. Accommodation and Condition

It is understood that the existing properties extend to a net internal area of 603.6sq.m (6,497sq.ft). Floor plans are provided at Appendix 1 but purchasers should satisfy themselves as to the exact size and condition of the property before making an offer.

4. Deleterious Materials

No investigation / survey has been undertaken to determine whether or not any deleterious materials or hazardous materials have been used in the construction of the existing properties or have since been incorporated. Prospective purchasers will need to satisfy themselves as to the presence of any such materials before making and offer.
5. Highways

Vehicular access is currently off Highland Grove, a residential cul-de-sac, via Blyth Road one of the principal roads into Worksop Town Centre.

6. Services

It is understood that all mains services are available on or about the site; however, no guarantee or warrantee can be given regarding the existing services and prospective
purchasers should satisfy themselves as to the availability and suitability of service connections prior to making an offer.

7. Planning

There is potential for a range of uses, including prestige residential mews development, residential carehome and commercial offices, subject to the necessary planning permissions.

The property is not listed or situated in a conservation area. However, there are Tree Preservation Orders (TPO’s) on four horse chestnut trees and four beech trees in the southwest corner of the site. A copy of the Order including plan is provided at Appendix 2.

A briefing note providing further information on planning and highway related issues is also provided at Appendix 2.

8. Tenure

The site is to be sold freehold with vacant possession.

9. Viewing

Viewing of the site can be arranged by prior appointment. A site viewing form is enclosed at Appendix 3 and this must be completed, signed and returned before access can be arranged.

If prospective purchasers wish to arrange for their own survey to be carried out then access can be granted by way of an appropriate licence agreement.

Bassetlaw and Doncaster Hospitals Foundation Trust cannot be held responsible for any damage or injury sustained by any person(s) viewing or carrying out inspections / investigations on site.
10. VAT

To be confirmed

11. Offer Procedure

Offers are invited for the Freehold interest and the Trust will consider a phased payment mechanism.

1. All offers must be submitted in writing clearly expressing if the offer is conditional or unconditional, on the attached offer form included at Appendix 4
2. Bids should be returned to GVA, First Floor, City Point, 29 King Street, Leeds, LS1 2HL and marked for the attention of Dale Robinson.
3. The Trust reserves the right not to accept the highest or indeed any offer submitted
4. Exchange of Contracts for unconditional purchasers must take place within 12 weeks of the acceptance of the offer. Completion will take place 28 days after the exchange of contracts

12. Important Notice

These particulars are provided for guidance only of potential purchasers or developers and will not form part of any contract, which may be entered into.

All proposals made will be subject to further detailed negotiations and subject to contract and the Trust may decide not to pursue negotiations in relation to all or any of the proposals, which it may receive or may decide to invite other proposals.

The Trust will not be liable for any inaccuracy in these particulars nor for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations with the Trust.
Appendices
Appendix 2

Planning
Appraisal
and TPO
Introduction

This report provides an assessment of relevant planning information to appraise the future redevelopment potential of Barrowby House, Worksop. The appraisal comprises the following elements:

- Identification of the key planning policy allocations and local, national and regional policy requirements
- Summary of pertinent planning history and identification of site constraints
- An assessment of potential redevelopment options

The initial planning appraisal is a desk based assessment informed by a site visit and knowledge of the local area.

Should you require any further information, please contact:

**Dale Robinson**  
Associate  
Tel: 01132808074  
Email: dale.robinson@gva.co.uk

Planning Policy Context

This section of the appraisal identifies the planning policy context of the site and in particular those policies which have a direct bearing / influence over its potential redevelopment in the future.

National & Regional Policy Context

National Policy  
PPS1: Delivering Sustainable Communities - Delivering high quality, well-designed and inclusive developments in sustainable locations. The redevelopment of Brownfield sites within
accessible urban areas such as the subject site is widely supported by higher tier national planning policy.

PPS3: Housing – Delivering a high quality range and type of homes to meet the needs of local communities.

PPS4: Planning for Sustainable Economic Growth – Promoting sustainable economic development in urban and rural areas.

PPG13: Transport – Promotes the integration of planning and transport at the national, regional, strategic and local level and the need for more sustainable transport choices both for carrying people and for moving freight. PPG13 also provides maximum parking standards for different land uses.

PPS25: Development and Flood Risk – Sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Flood risk is considered later in this assessment.

Regional Policy
The East Midlands Regional Plan (March 2009) provides a broad development strategy for the East Midlands up to 2026. The Plan identifies Worksop as being located within the Northern Sub-Area.

Policy 3 prioritises new development on previously developed land and vacant or under-used buildings in urban or other sustainable locations. This should contribute to the achievement of a regional target of 60% of additional dwellings being built on previously developed land or through conversions.

Policy 7 prioritises economic, social and environmental regeneration in the Northern Sub-area. To this end, the role of Worksop as a Sub-Regional Centre is to be strengthened through the provision of new jobs, houses, services and facilities in and around their urban areas.
Policy 13a sets a target for 7,000 dwellings to be built in Bassetlaw between 2006 and 2026 at a rate of 350 additions annually.
Local Policy Context

The Local Development Framework for Bassetlaw is still in development and until this is adopted, the Bassetlaw District Local Plan (2001) remains as providing the current planning policy context for the.

Bassetlaw District Local Plan (2001)

Fig 3.2 identifies the site as unallocated ‘whiteland’ on the Proposals Map of the Bassetlaw District Local Plan (2001), falling within the ‘settlement envelope’ of Worksop.

Fig. 3.2 Local Plan Proposals Map Extract
The following provides a summary of key Local Plan policies which may influence the future redevelopment of the site:

- Policy 2/1 permits development within settlement envelopes, provided that it does not aggravate environmental, amenity, safety or traffic problems and does not adversely affect the character of the surrounding area.
- Policy 3/9 presumes against development which would significantly erode or conflict with the retailing function of the district’s ‘Retail Core’ areas.
- Policy 4/4 permits retail development outside of town centres, subject to a range of criteria being met.
- Policy 4/5 permits small scale retail development within settlement envelopes, subject to a non-detrimental impact being demonstrated.
- Policy 5/3 presumes in favour of residential development within settlement envelopes, subject to a non-detrimental impact being demonstrated.
- Policy 5/6 sets out the affordable housing requirement for residential development of more than 25 dwellings or 1 hectare as the site area.
- Policy 5/7 permits new housing development, including appropriate alterations and extensions to existing buildings, where it is complementary to its surroundings.
- Policy 5/7A encourages residential development to achieve as high a density as is compatible with the characteristics of the surrounding area.
- Policy 5/8 requires residential development of 15 or more dwellings to provide 10% of the site for open space purposes.
- Policy 5/9 allows the sub-division or multiple occupation of a dwelling, subject to a non-detrimental impact being demonstrated.
- Policy 5/12 states that within residential areas, the establishment or extension of non-residential uses will be permitted only if they are unlikely to cause a detrimental impact on the surrounding area.
- Policies 6/8 and 6/9 presumes against development which would harm trees subjected to preservation orders.

Supplementary Planning Guidance: Affordable Housing (June 2000)

Further to Policy 5/6 of the Local Plan, this SPG details the affordable housing requirements for large scale residential development in the district.
Superseding the Local Plan and this SPG’s original affordable housing target of 25%, a report recommending developers to provide a minimum of 30% social rented properties on individual sites of 15 dwellings or more was agreed by the Cabinet in 2008.

Guidance states that affordable housing is to be supplied on site and only in exceptional circumstances will a negotiated affordable housing payment be accepted as an alternative.

**Supplementary Planning Guidance: Open Space Provision on New Residential Sites (June 2000)**

Further to Policy 5/8, guidance states that new residential development of 15 or more dwellings will be required to supply 10% of the site as open space. This will normally have to be maintained by the developer.

In certain circumstances where an adequate supply of open space in the surrounding area is available, off-site provision or an alternative payment may be accepted by the Council.

**Supplementary Planning Guidance: Planning Obligations (October 2004)**

The SPG states that developers are likely to have to contribute towards the supporting infrastructure on which the proposed new development will impact. As considered appropriate, developers may therefore be expected to contribute towards the following:

- Highways Improvements
- Drainage / Sewerage
- Transport / Communications Improvements
- Affordable Housing
- Amenity and Recreation Open Space
- Community Facilities
- Transport Facilities and Services
- Public Art
- Public Access to Services and Facilities
- Vehicular Parking Provision
- Education Contributions
- Community Safety Measures
- Employment and Training Facilities
Further to the above, the SPG states that new development may also have to contribute towards the provision, protection or enhancement of historical or environmental assets.

**Emerging Bassetlaw Local Development Framework**

In November 2010, Bassetlaw District Council published a ‘Publication Draft’ of its Core Strategy. Although not formally adopted, the contents of this draft Development Plan Document are nevertheless considered to be a material planning consideration in the determination of individual planning applications. Key draft policies are therefore summarised as follows:

- As a ‘Principal Urban Area’, Draft Policy CS2 encourages major housing, employment and town centre retail growth to be focused in Worksop. The draft policy also states that all residential development for one or more dwellings will have to contribute towards an overall affordable housing target of 15% in Worksop.
- Draft Policy DM5 encourages a mix of housing type and tenure in residential development and a higher density of development in sustainable locations.
- Draft Policy DM7 looks to protect existing employment sites from redevelopment. It is proposed that the redevelopment of these sites will only be permitted where it is demonstrated that an employment use can no longer be sustained.
- Draft Policy DM11 sets out the range of planning obligations developers are likely to have to contribute towards.

The Council are also preparing a Site Allocations DPD which may also influence the future planning policy context of the Barrowby House site. It is anticipated that the preparation of this document will commence later this year.
Planning History & Site Constraints

Planning History
A full planning history search has been carried out using the Council’s online database. Notwithstanding a request to carry out works to trees protected by a Tree Preservation Order, no relevant planning applications were identified in the search.

However, the Council’s online database only holds records dating back to 2001 and we are aware that an outline planning application was submitted in 1988, 1989 and again in 2000 for the erection of a single dwelling on land to the west of the main building, with a frontage onto Highland Grove, which were refused because of impact on the trees on the site.

In 1989 outline planning permission was granted for the erection of a detached dwelling on land to the east of Barrowby House. An outline planning permission was also granted in 1992 for a maximum of 4 dwellings on the subject site.

Site Constraints

Flood Risk
We have checked the Environment Agency website which shows that the property is not located within a flood zone. Further information can be found at www.environment-agency.gov.uk.

Tree Preservation Orders
A number of mature trees exist on the site and are protected by a Tree Preservation Order. A copy of the Tree Preservation Order is attached to this briefing paper.

In order to avoid prosecution and maintain compliance with Policies 6/8 and 6/9 of the Bassetlaw Local Plan, any future redevelopment proposal for the Barrowby House site would have to ensure that the trees protected by the TPO remain unharmed.
Existing Highways Network & Accessibility
The main access to Barrowby House is from Highland Grove via Blyth Road. Due to its location in a tree-lined, residential cul-de-sac, it is unlikely that a high trip-generating land use could be supported at the subject site.

The transport impact of any redevelopment proposal at Barrowby House would be viewed in the context of its existing use. Any increase in trips would be considered against the baseline position of the current traffic movements and a ‘netting off’ calculation provided.

Previous advice from the Highways Authority has confirmed that the visibility at the junction of Highland Grove and Blyth Road is sub standard and the vehicular use of this junction must not, therefore, be intensified as a result of any development.

Redevelopment Potential
This section looks to assess the redevelopment potential of Barrowby House against a number of ‘typical’ land uses, making reference to the planning policy context of the site and its associated constraints where applicable. It should be noted, however, that the future redevelopment potential of the site is not necessarily restricted to these uses and any prospective purchaser would need to satisfy themselves as to the site’s redevelopment potential.

Residential
National, regional and local planning policy promotes the development of housing in sustainable, Brownfield locations. As the site comprises of previously developed land within an urban area, Barrowby House is considered to be a sustainable location for residential redevelopment.

The location of the site within an established, residential area and its historical use as a former place of residence would also be supportive of Barrowby House’s potential redevelopment for residential purposes. Notwithstanding this, any scheme would have to demonstrate appropriate design, density and scale in the context of the surrounding area.
Existing housing on Highland Grove is low in density, typically consisting of 3-4 bedroom detached and semi-detached properties. Housing of a similar nature would therefore likely be considered acceptable on the Barrowby House site, but its sustainable location may also mean that a higher density, flatted development could also be considered appropriate.

Further to this, given the relationship between Barrowby House and the neighbouring Bassetlaw District Hospital, a specialist residential facility / function may be appropriate as an alternative form of residential development on the site.

**Employment (Offices)**

Barrowby House is currently used as office premises and so could continue to be occupied for the same purposes without the need for planning permission. Should, however, a redevelopment proposal look to expand this use into the undeveloped grounds surrounding the existing buildings, planning permission would be required.

National, regional and local policies promote development which encourages economic growth and an expansion office scheme could therefore be supported by these policies.

Given the site’s location within a residential area, any such expansion scheme would have to successfully demonstrate, however, that it would have a non detrimental impact on the surrounding properties and highways.

**Non-Residential Institution**

The Barrowby House site would be potentially suited to accommodate a range of different functions as a non-residential institution. This could include, but not limited to, its use as a crèche, day nursery, day centre, museum, library, art gallery, educational centre or place of worship.

Many of these suggested uses would be complementary to the site’s location next to Bassetlaw District Hospital but their overall feasibility would nevertheless have to be explored further on an individual basis.
Residential Institutions (care homes etc?)

The sites setting and locality would make the site attractive for a residential care facility, such as a nursing home.

Such use would be complementary to the surroundings although the size of such facility and its design would need to take into account the TPO trees.

Retail & Leisure

National Planning Policy Statement 4 (PPS4) identifies main town centre uses as retail, leisure and entertainment, offices, arts, culture and tourism. PPS4 encourages such uses to be located within town centres.

The Barrowby House site is located outside of Worksop’s defined town centre and is consequently categorised to be in an out of centre location. In this context, the Barrowby House site is considered to be unsuitable for retail or leisure purposes.
Appendix 3
Site Viewing Form
Barrowby House – Viewing Form

I / we hereby agree that I / we visit the above named property at my / our own risk and I / we shall not hold the Trust responsible for accident, damage, injury or loss sustained.

I / we also agree to indemnify the Trust against all actions, proceedings, costs, claims and demands made in respect of any such accident, damage, injury or loss.

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Company Address

Requested date of inspection

This form must be completed and returned to Dale Robinson GVA, First Floor, City Point, 29 King Street, Leeds, LS1 2HL
Appendix 4
Bid Proforma
Barrowby House – Bid Proforma

I / We
(please put in full name or Company name)
Of

(please put in full address)

Offer the sum of

£  

Words

Signed  

Dated

………………………………………………………………………………………………………………

Print Name

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For the property described in the forgoing particulars and subject to the Conditions of Offer for Sale.
### CONDITIONS

Please list any conditions attached to the offer

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### SCHEME DETAILS

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