

For Sale

Highly prominent existing educational facility with huge development potential



Clarendon College | Pelham Avenue | Nottingham | NG5 1AL



- Multi storey educational buildings within approx 2.2 acres
- 1.5 miles North of Central Nottingham
- Adjacent to the A60
- Strong residential / commercial location
- Excellent public transport links

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Background

Nottingham College continue to improve the standard of their educational facilities and once the Nottingham Hub Development in Central Nottingham has been completed Clarendon College is surplus to requirements.

The site and buildings are being offered for sale with the intention that the freehold interest is sold in 2019 with Nottingham College being granted an Occupational Lease enabling them to remain in occupation until October / November 2020.

This prospectus provides a brief overview of the property. Interested parties can be provided with access to a comprehensive data room which contains confirmation of the Legal Title, the proposed onward lease of occupation, replies to enquiries, lands, EPC and building information.

The Property

Clarendon College is a range of interconnecting 1970s and more modern educational buildings which are mainly three / four storeys occupying a site of approximately 2.2 acres.

The buildings offer a range of differing building styles but principally concrete framed with glazed and composite elevations under flat roof construction.

The site is principally fully developed, external areas are otherwise laid to soft landscaping and car parking.



Clarendon College

Pelham Avenue
Nottingham
NG5 1AL

Home

Background

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Location

The site is located approximately 1.5 miles North of Central Nottingham, accessed directly from Pelham Avenue but visible from the A60 Mansfield Road.

The site sits adjacent to both the Mapperley Park and Sherwood Rise Conservation Areas. Mapperley Park is a well established high quality residential area with origins from the Victorian era.

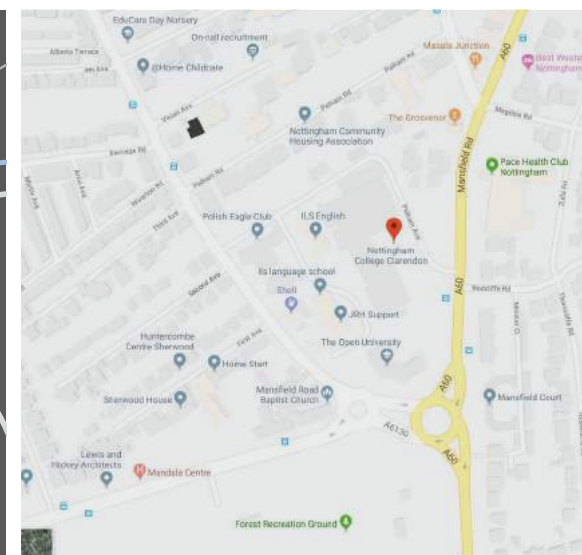
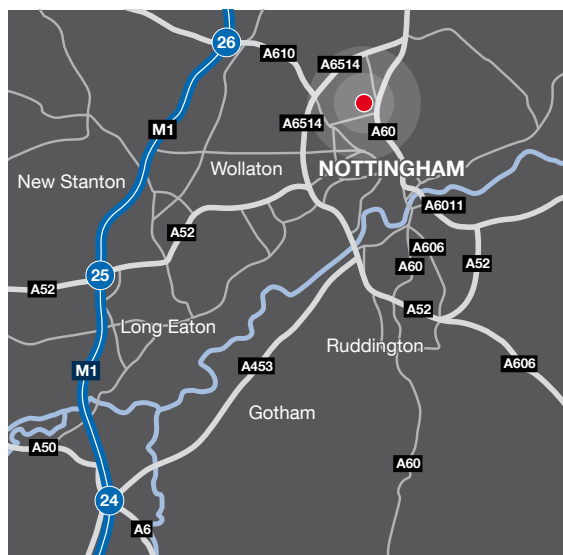
Sherwood Rise provides a mix of commercial and residential uses.

The Mansfield Road A60 provides the principal northern arterial route into Central Nottingham with excellent public transport provision immediately on the doorstep.

The proximity of the site to Central Nottingham, the quality of the adjacent residential and commercial areas offer (subject to planning) great potential for the site to be redeveloped for a variety of uses.

SAT NAV: NG5 1AL

Click [here](#) for Google map



Planning

Planning Authority – Nottingham City Council.

The existing policies of the adopted and emerging Local Plan support the expansion of the educational facilities on the site but do not preclude other uses if there is no longer a need for the site to remain for educational purposes.

The site is adjacent to the Sherwood Rise conservation area and a number of the trees on site are subject to tree preservation orders.

Interested parties are recommended to make their own enquiries to Nottingham City Council albeit it is expected that residential / office and hotel uses could be considered potentially acceptable.

Other uses may be considered but will be considered upon their merits.



Specification

Floor Areas – A site survey is currently being undertaken and floor areas will onwardly be available.

Site Area – It is understood that the site extends to approximately 2.2 acres.

EPC

This has been commissioned.



Tenure

The property is freehold. The freehold interest is to be conveyed subject to a leaseback to Nottingham College who will vacate the site in October / November 2020.

VAT

We do not believe that the sale will be subject to VAT.

Data Room

Access can be provided by Eversheds to the data room for the site. Information contained within the data room includes:

- Land Registry Title
- CPSE 1 / 2 replies to enquiries
- Form of proposed leaseback
- EPC
- Plans
- Asbestos Report
- Maintenance Contracts & Technical Information



Basis of Disposal

The freehold interest is being sold subject to a leaseback to Nottingham College who will vacate October / November 2020.

Interested parties are invited to fully view the data room in formulating their bids and in submitting their bids are asked to confirm that the contents are accepted.
Any conditions / additional information required should be specified within the bids.

Bids are invited upon the following basis:

1. The Preferred Route

An unconditional purchase of the site in the Autumn of 2019 with the leaseback to Nottingham College with the contract incorporating overage provisions which will allow for additional payments to be made once planning consent has been obtained.

2. Second Favoured Route

An unconditional sale of the freehold interest with no overage provisions included.

3. Least Preferred Option

A sale of the property conditional upon planning consent being obtained.

Viewing Protocol

Interested parties must make prior arrangements to view the site. All interested parties need to be accompanied as Clarendon College is still an operating educational facility.

No photographs can be taken on site without specific consent being given.



IMPORTANT NOTICE:

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/19. E&OE. Design by carve-design.co.uk 14166



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