

**FOR SALE BY FORMAL TENDER
DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)**

**Former Wennington Hall School, Lodge Lane,
Wennington, Lancaster, LA2 8NS**



Property Information

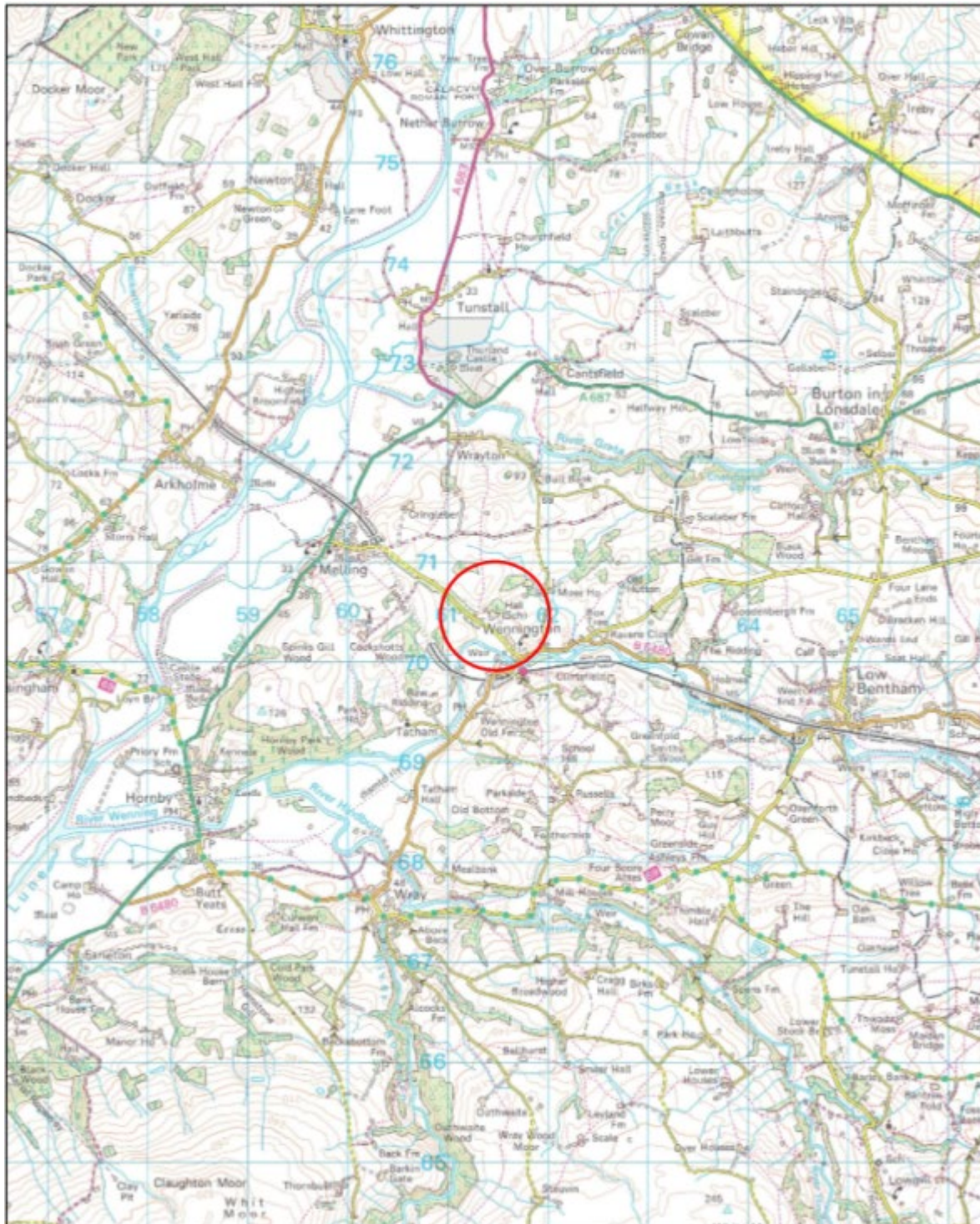
The Site

Approximately 6.820 hectares (16.85 acres) of land shown edged red on the plan in the tender pack.

The site is subject to tree preservation orders, including three groups covering woodland area to the north of the hall, two areas of frontage screening and individual specimen trees.

Location

The property is located immediately to the northwest of Wennington village, just off Lodge Lane.



Description

Wennington Hall School is a former three storey country house that was built in the second half of the 19th century to a design by E.G Paley in picturesque Tudor revival style with battlemented elements of sandstone rubble under mostly slate roofs, with a range of mullion, arched and oriel windows. The building's layout is asymmetric with a large, crenellated tower to the rear and a gabled front façade. Inside the house is a staircase hall with a hammerbeam roof, and stained glass.

Connected to the main house, there is a stable block that has its own crenellated tower, with the main section of the building constructed in Tudor revival style with wooden beams that span across the ceiling of the central section of the building. The main door remains in its original form, the walls of the grounds still also remain in their original forms.

There are also outbuildings in the grounds that continue in a similar vein; some of a later date in addition to more modern facilities.

The school is a Grade II Listed Building and falls within the Wennington Conservation Area.

Accommodation

The accommodation has a GIA of circa 4693m² (50,516 ft²) and is arranged over five levels: basement, ground, first, second and third floors, with the majority accommodated over the ground and first floors.

Tenure

The property is offered freehold, title absolute. The vendor's title is registered at the Land Registry under title No. LAN84494.

It is advised that prospective purchasers take their own independent legal advice on any title matters.

CPSE's will be included within the tender pack.

Planning

Wennington Hall School, which offered both day and boarder schooling falls within the C2 Residential Institutions of the Town and Country Planning (Use Classes) 1987 (as amended) and Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 Order. This includes residential care homes, hospitals, nursing homes, boarding school, residential colleges, or training centres. There is no permitted change of use from C2 to another Use Class but any identified use within Class C2 would be permitted without the need for a change of use planning consent.

Wennington Hall School's rural setting is located within designated countryside. Along with its listed status and location within the Wennington conservation area places constraints on the development opportunities, however, both national and local development planning policy would support appropriate changes of use including: a

single large dwelling or residential units that met a demonstratable local need, hotel/restaurant, or tourism-led self-catering apartments, subject to planning approval.

It is advised that interested parties should consult directly with the Local Planning Authority, Lancaster City Council.

Services

It is understood that all main services are available in the locality. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals.

Roads and Access

Vehicular access to the property is currently available from Lodge Lane which is understood to be an adopted highway. It is however the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession will be given upon completion.

Capital Allowances

This property offers the possible benefits of enabling the purchaser to claim plant and machinery allowances. These likely opportunities to claim capital allowances can be passed onto the purchaser by The County Council upon completion of the sale. Bidders should make direct enquires regarding the same prior to the submitting of any tender returns should they wish to make allowances for the same as part of their bidding process.

Tender Returns

Prospective purchasers are invited to submit formal unconditional offers for the whole of the property as shown edged red on the site plan.

Submission of Formal Tender

Formal tenders should be submitted by **12:00pm, Friday 29 July 2022.**

All offers should be submitted as specified in the return documentation.

Following receipt of offers it is anticipated that further clarification of bids may be necessary before a preferred purchaser is identified.

A deposit of 5% of the purchase price will be payable as part of the tender return. Unsuccessful bidders will have their deposits returned. The sale will be subject to the Department for Education's approval (DfE). An application for consent to dispose of the property has been lodged with the DfE on 24 May 2022.

Fees

In addition to the purchase price, the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 2% of the purchase price, subject to a minimum of £1,500 and shall reimburse the county council for the cost of local searches.

Viewing

The site may be viewed by appointment only.

Further Information

If you require further information on **property related matters** please contact:

Gary Jones BSc (Hons) MRICS
Estates Manager
Estates Service
Lancashire County Council
PO Box 100
County Hall
Preston
PR1 0LD
Tel: 01772 533881
Email: gary.jones@lancashire.gov.uk

If your solicitor requires further information on **legal related matters** please contact:

James Hart
Solicitor
Property, Commercial and Procurement Team
Legal and Democratic Services
Lancashire County Council
PO Box 100,
County Hall
Preston
PR1 0LD
Tel: 01772 536471
Email: james.hart@lancashire.gov.uk

Misrepresentations

Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.

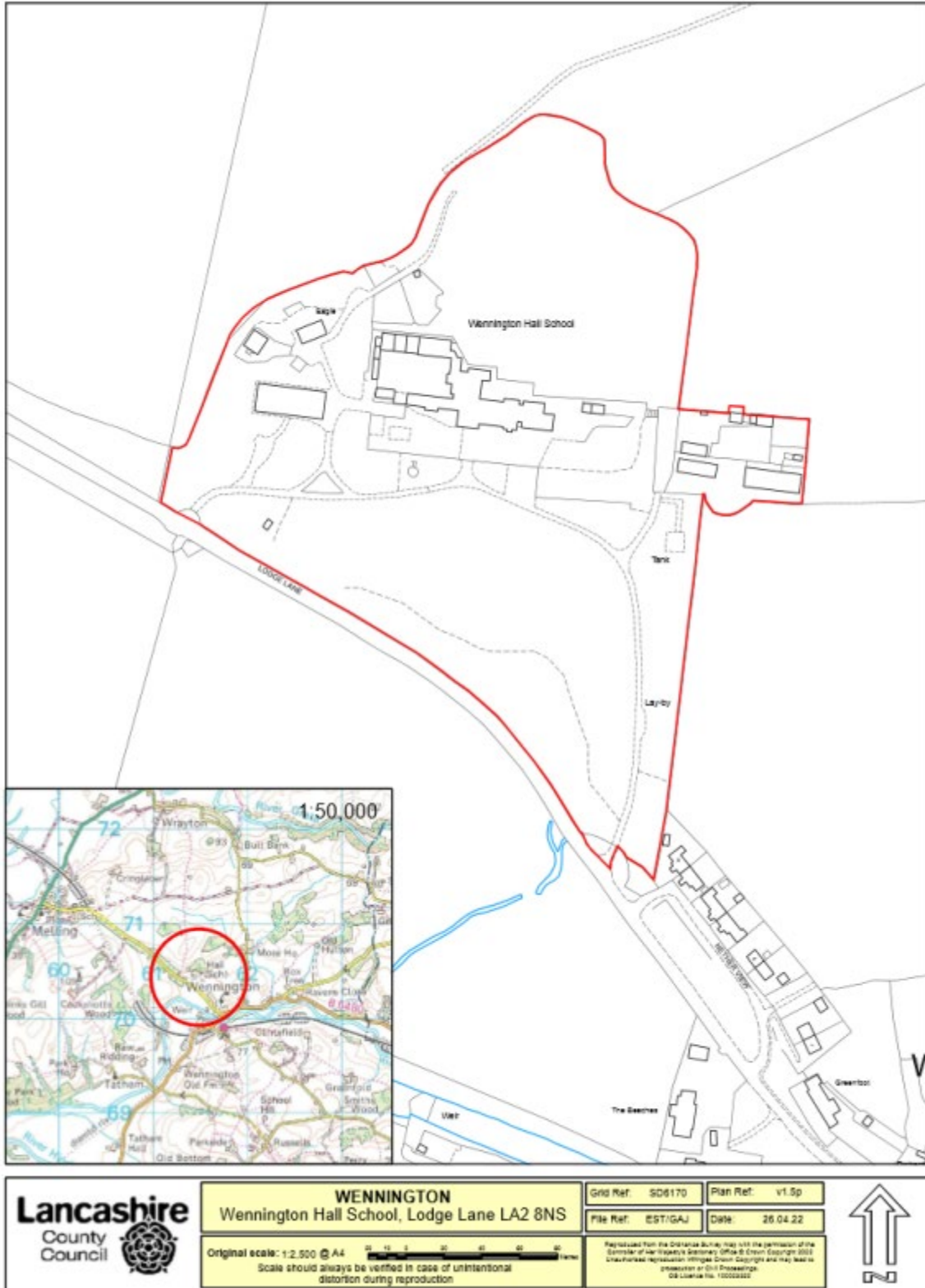
No responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-

www.lancashire.gov.uk/propertysales


Site Plan

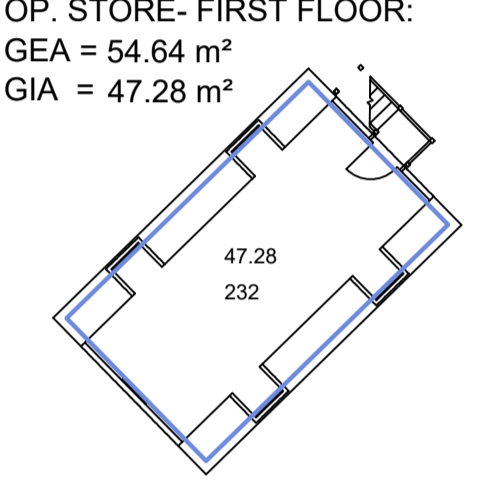
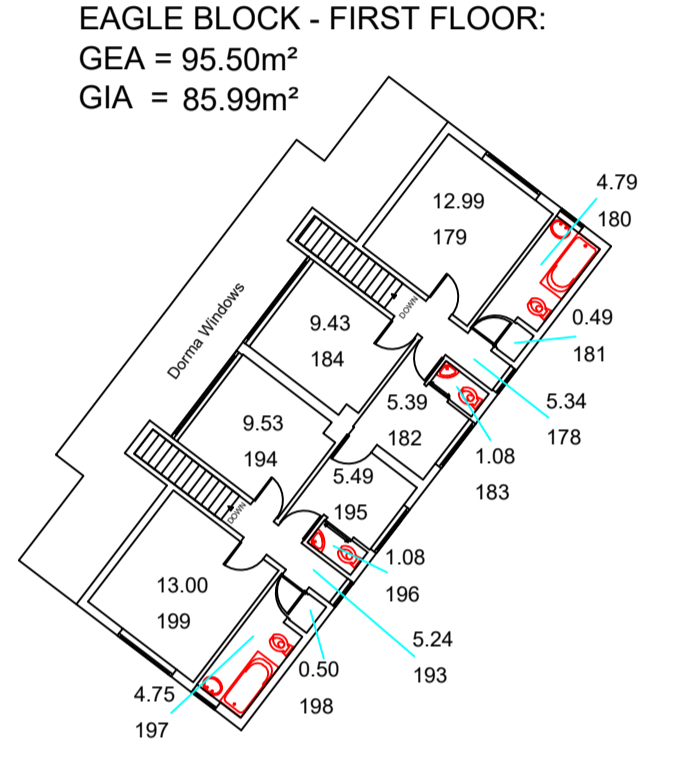
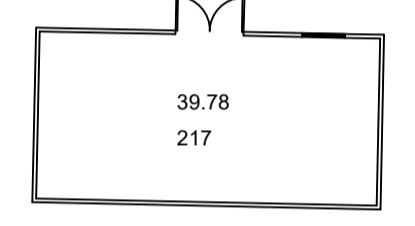
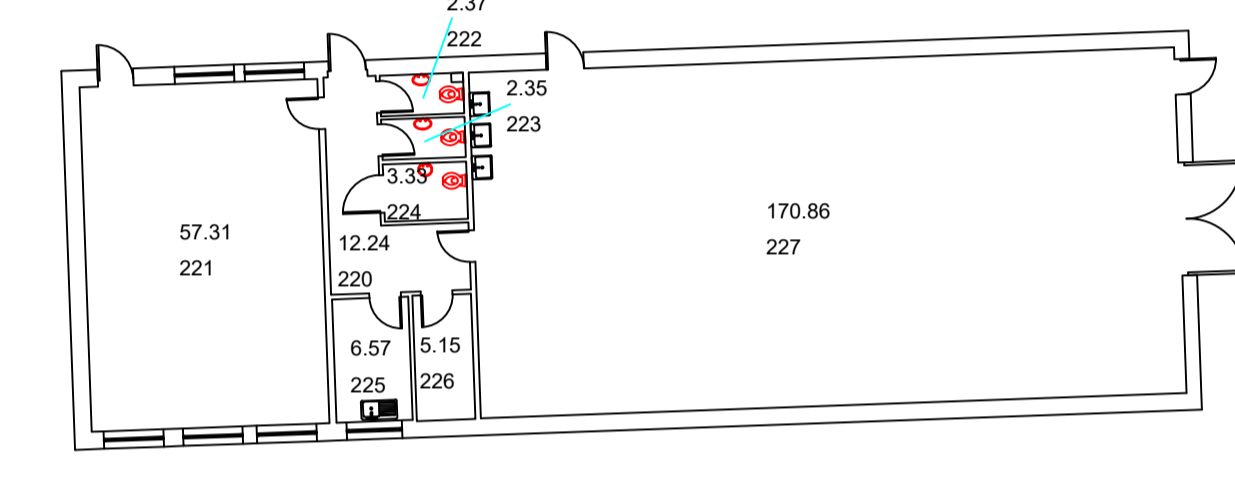
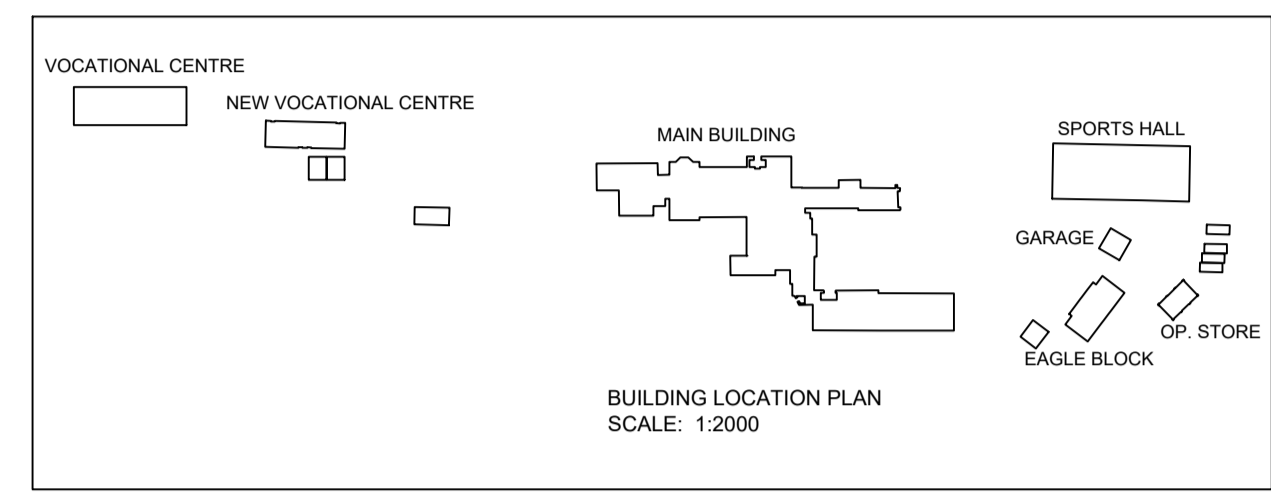
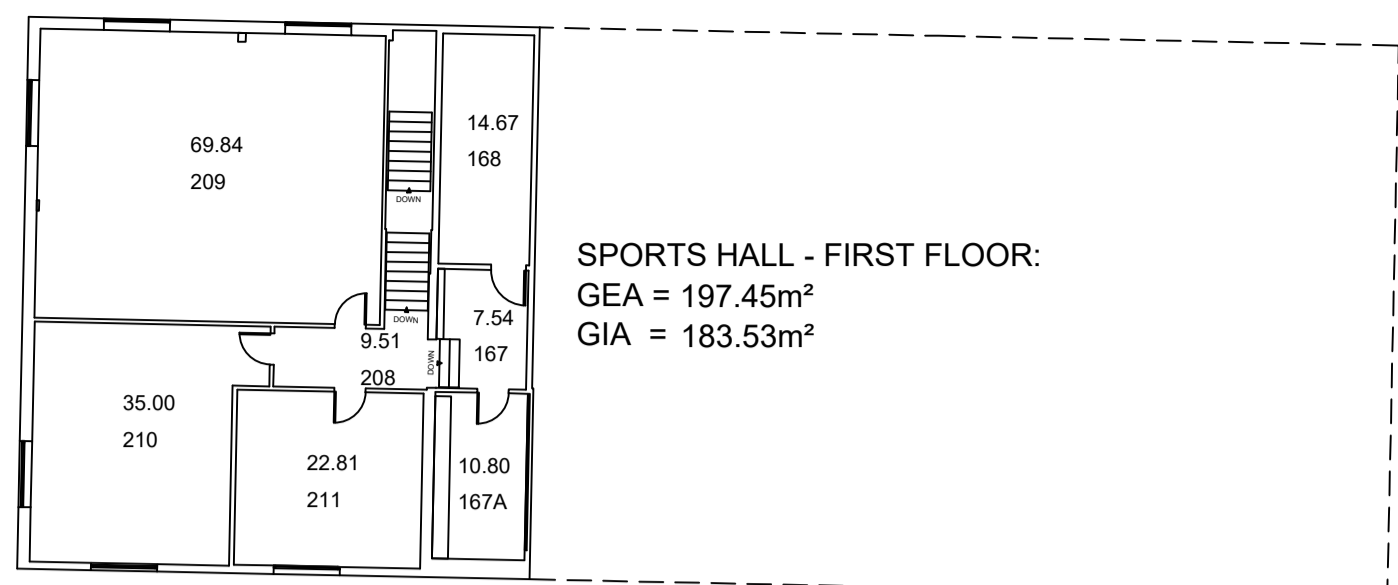
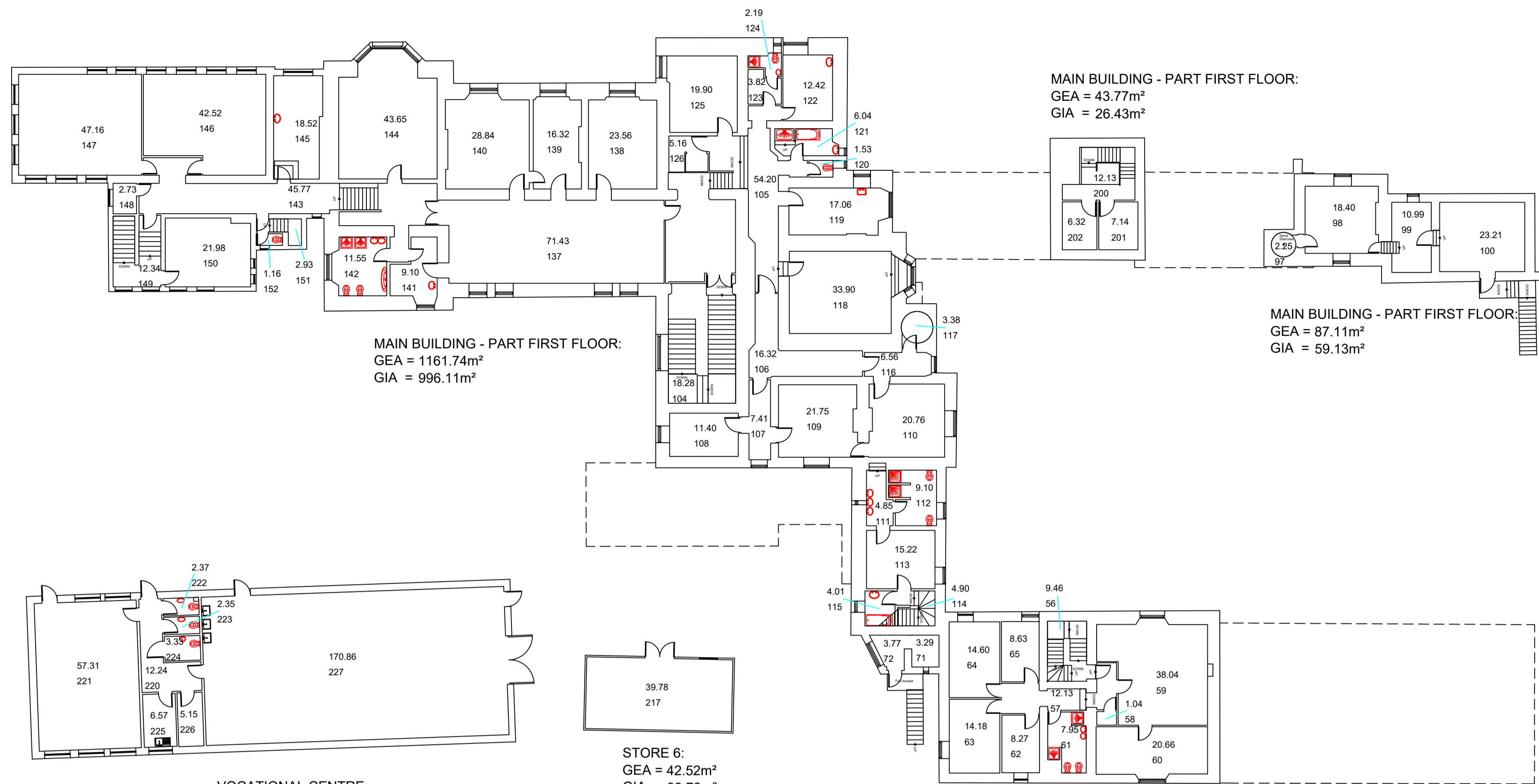


Aerial



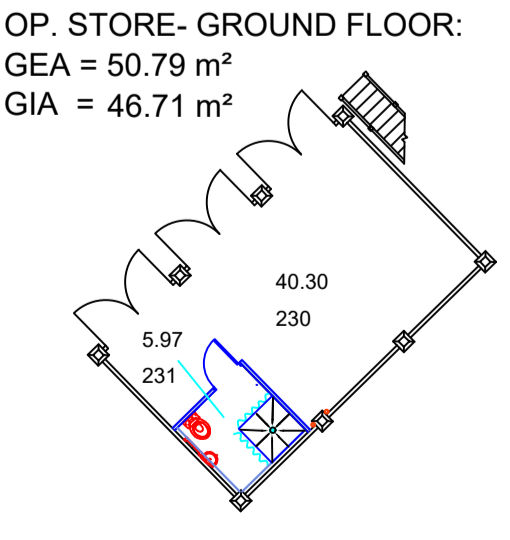
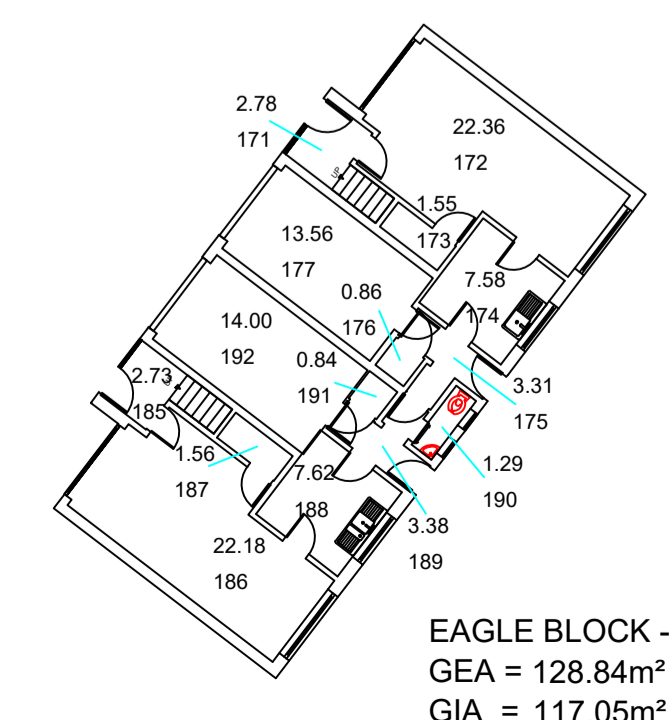
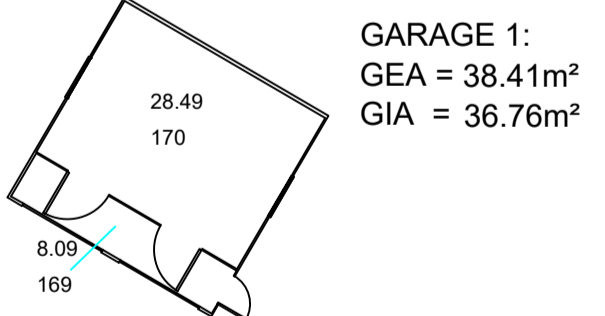
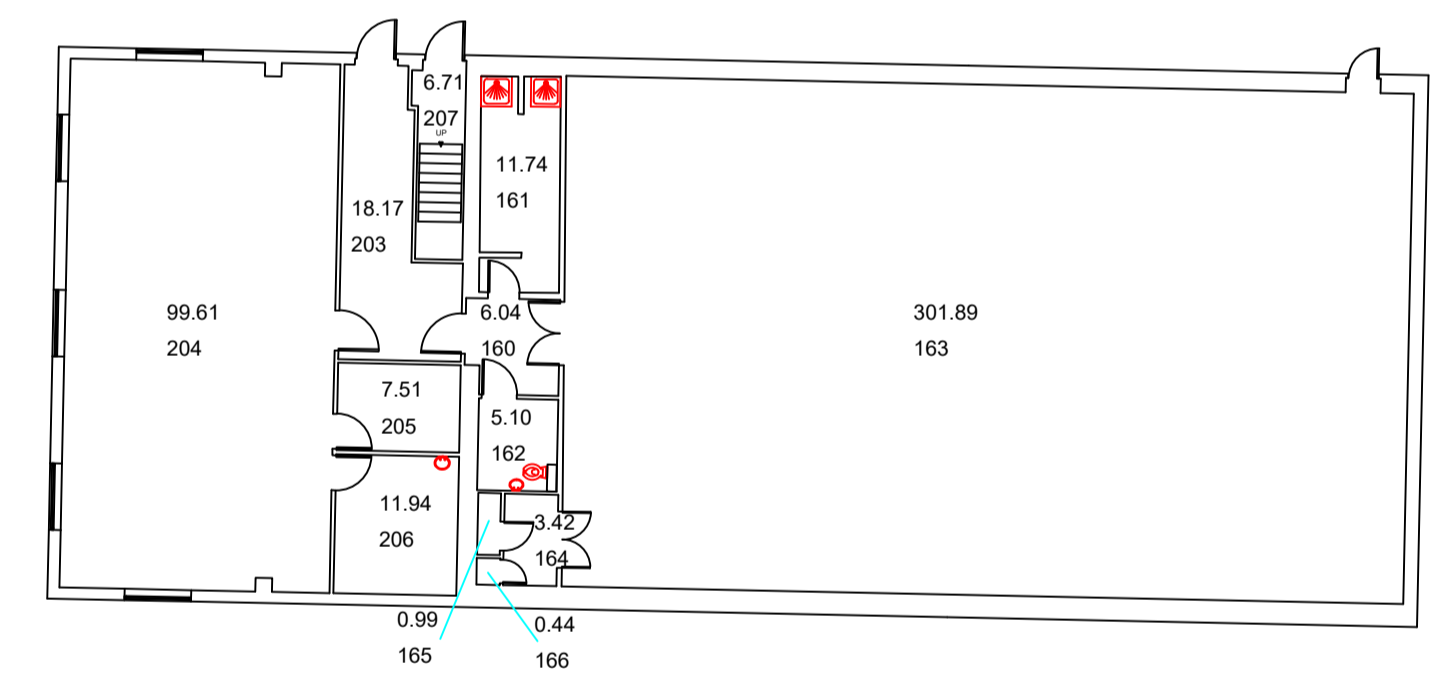
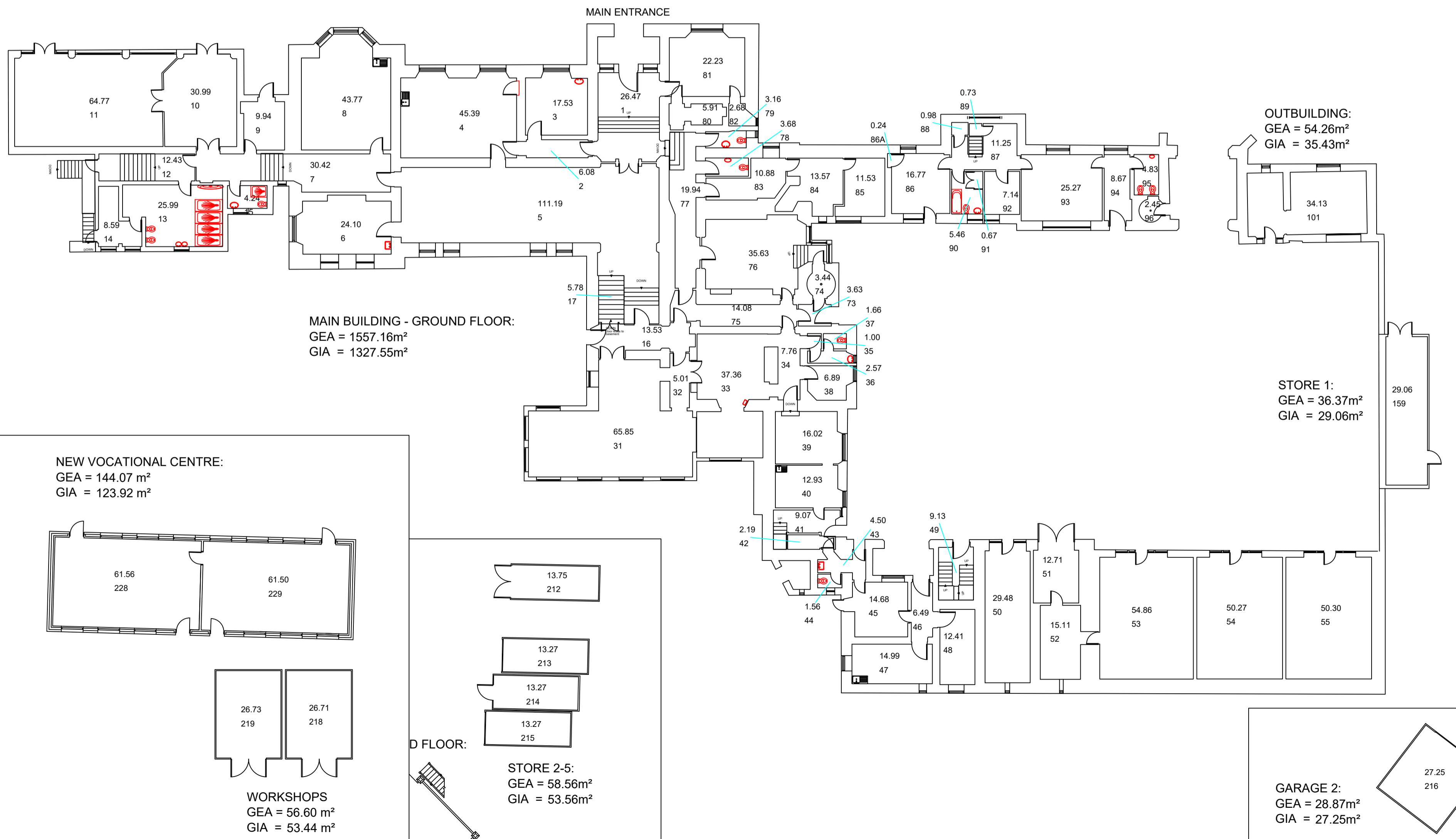
Lancashire County Council	WENNINGTON Wennington Hall School, Lodge Lane LA2 8NS	Grid Ref. SD6170	Plan Ref. v1.5p
	Original scale: 1:2,500 @ A4 Scale should always be verified in case of unintentional distortion during reproduction	File Ref. EST/GAJ	Date. 26.04.22
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UPRNs associated to this Site:

Site:	23/35/02910/0001/2/000
Kitchen/Dining Room:	23/35/02910/0001/3/001
Main Building:	23/35/02910/0001/3/002
Eagle Block:	23/35/02910/0001/3/003
Garages:	23/35/02910/0001/3/004
Stores:	23/35/02910/0001/3/005
Sports Hall:	23/35/02910/0001/3/008
Workshops:	23/35/02910/0001/3/009
Vocational Centre:	23/35/02910/0001/3/010
New Vocational Centre:	23/35/02910/0001/3/011
Outdoor Pursuits Store:	23/35/02910/0001/3/012



Date	Rev	Notes
02/09/09	E3	DEX. New Spaces: 288 to 232. (ER)
05/12/07	E2	New spaces: 218 to 227. (ER)
16/03/06	E1	New Extn.: 168-217. Amnd.: 86A, 160, 162, 167/A. (ER)



Corporate Property Group
Office of the Chief Executive

HEADQUARTERS:
County Hall, Preston, PR1 8RE.
Tel: 0845 053 0000 Fax: (01772) 533184

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Drawing Status: **EXISTING**

Note: Dimensions are not to be scaled from this drawing. All written measurements are to be checked on site by the contractor.

Town Name: **LANCASTER**
Premises Name: **WENNINGTON HALL (SPECIAL) SCHOOL, LODGE LANE, LA2 8NS.**

Premises No: **00131**
Project

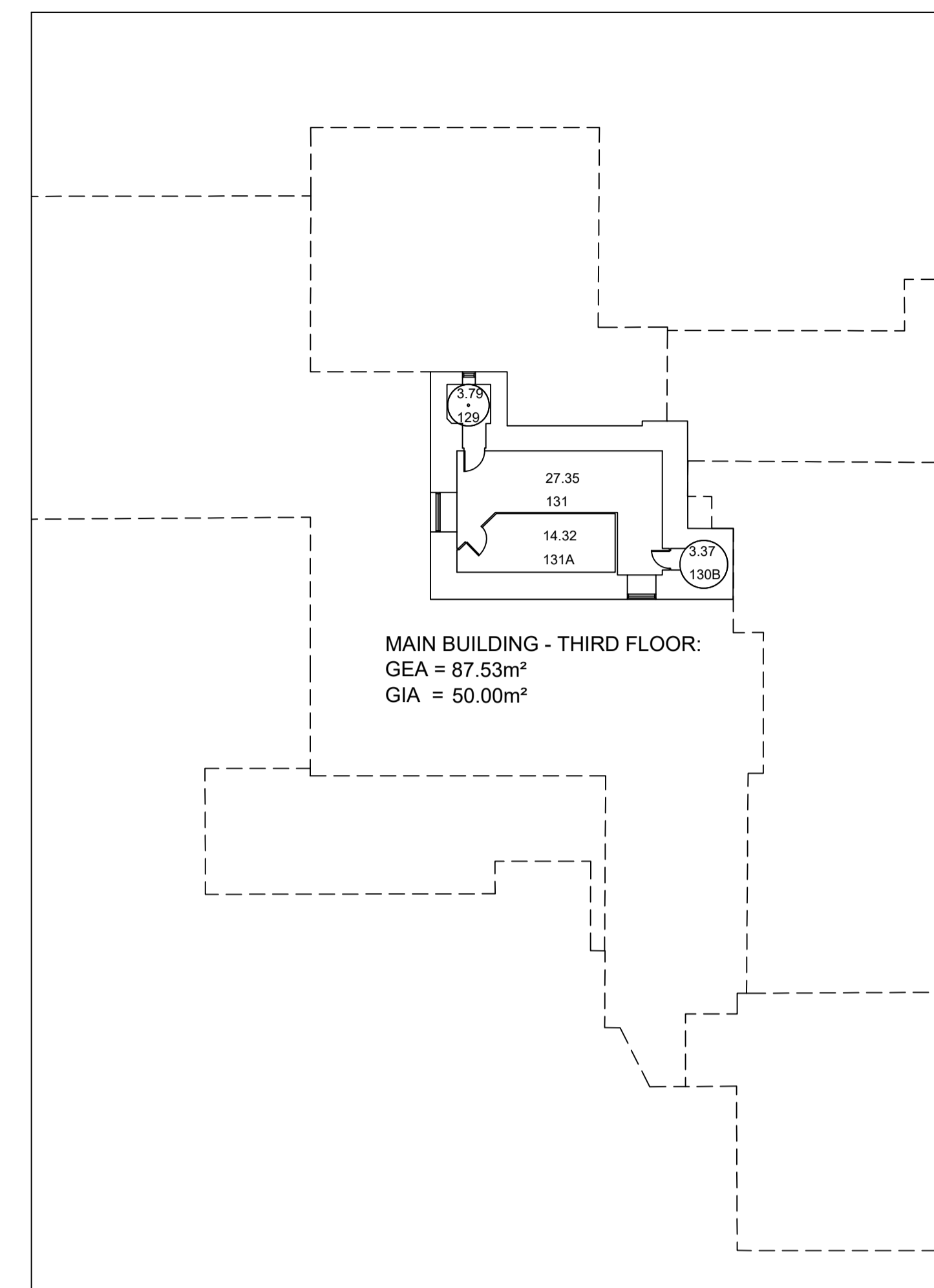
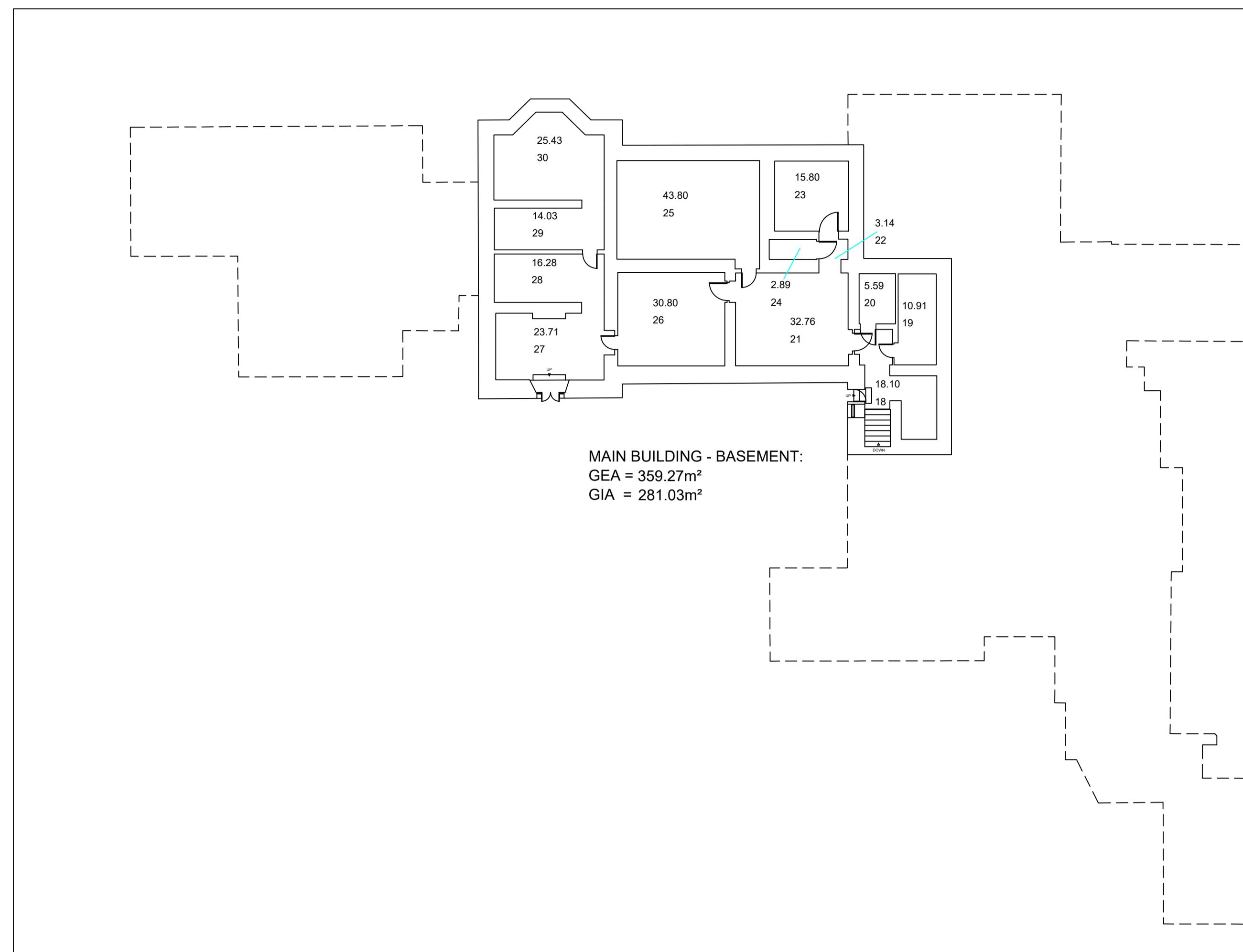
Drawing Title: **GROUND & FIRST FLOOR PLAN**

Scale: **1:200 @A1**
Drawn by: **EM**
Checked by: **ER**
Date: **08/05/03**

Project No. Drawing No. **1/2** Revision **E3**

Health & Safety Comments

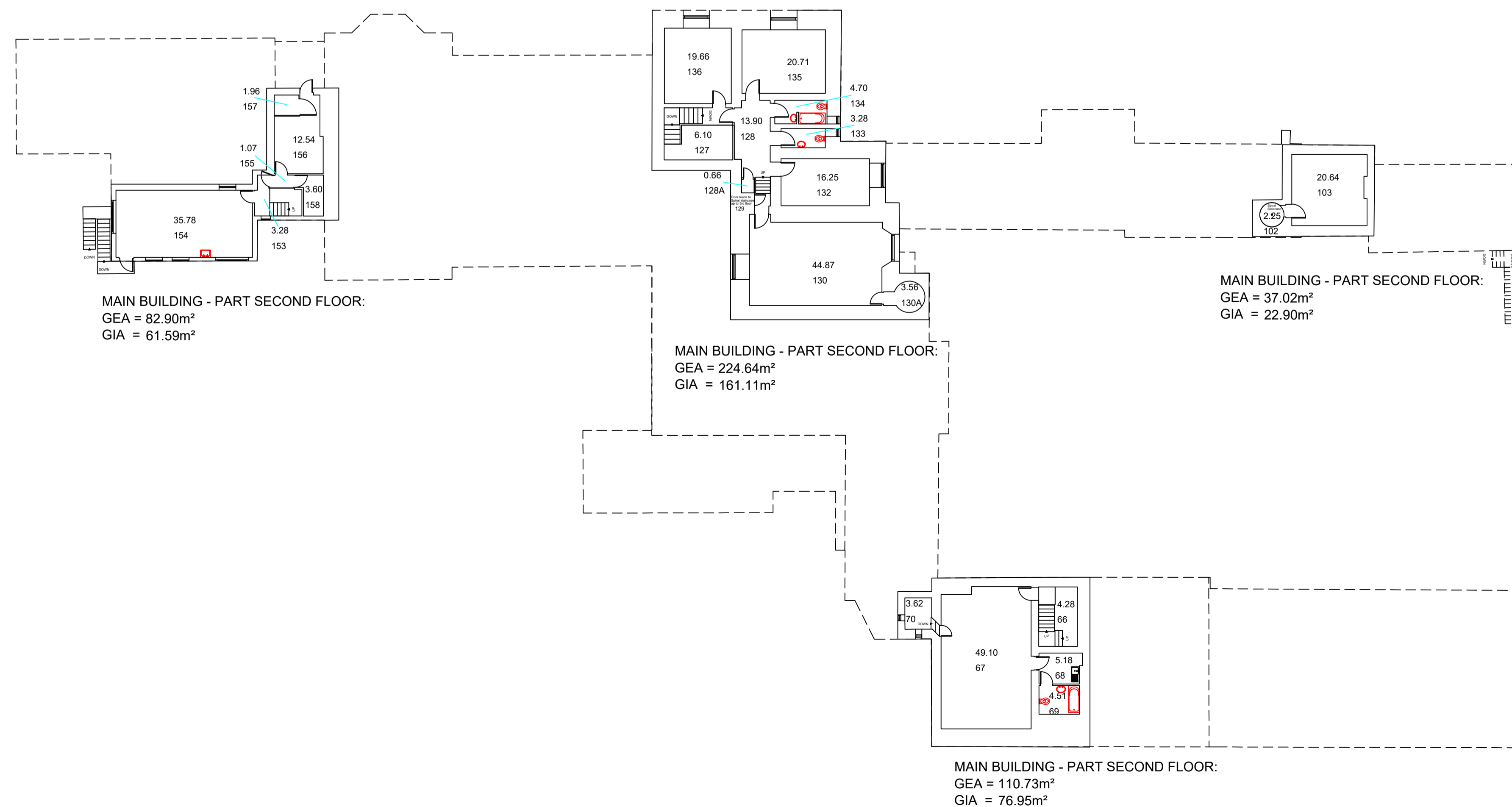
TOTAL AREA:
 GROSS EXTERNAL AREA
 (GEA) = 5566.92 m²
 GROSS INTERNAL AREA
 (GIA) = 4692.62 m²



UPRNs associated to this Site:

Site:	23/35/02910/0001/2/000
Kitchen/Dining Room:	23/35/02910/0001/3/001
Main Building:	23/35/02910/0001/3/002
Eagle Block:	23/35/02910/0001/3/003
Garages:	23/35/02910/0001/3/004
Stores:	23/35/02910/0001/3/005
Sports Hall:	23/35/02910/0001/3/008
Workshop:	23/35/02910/0001/3/009
Vocational Centre:	23/35/02910/0001/3/010

Date	Rev	Notes
02/09/09	E2	All amendments on sheet 1/2. (ER)
05/12/07	E2	All amendments on sheet 1/2. (ER)
16/03/06	E1	New Extn.: 168-217. Amnd.: 86A, 160, 162, 167/A. (ER)



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Town Name: **LANCASTER**
 Premises Name: **WENNINGTON HALL (SPECIAL) SCHOOL, LODGE LANE, LA2 8NS.**
 Premises No. **00131**
 Project

Drawing Title: **BASEMENT, SECOND AND THIRD FLOOR PLAN**

Scale 1:200 @A1	Drawn by: EM	Checked by: ER	Date 08/05/03
Project No.	Drawing No. 2/2	Revision E3	