

**FOR SALE BY INFORMAL TENDER
SUBJECT TO PLANNING PERMISSION**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
CHESTERFIELD ROAD, NORTH WINGFIELD, CHESTERFIELD, S42 5LG**

Comprising a former school site and existing Working Men's Club site of 3.03 acres (1.23 hectares)



Closing date for offers: Wednesday 27th January 2021

Ref: PRP 046

Without Prejudice, Subject to Contract & Council Approval

RESIDENTIAL DEVELOPMENT OPPORTUNITY

CHESTERFIELD ROAD, NORTH WINGFIELD, CHESTERFIELD, S42 5LG

Location

The site is located in the centre of North Wingfield village, approximately 4½ miles south-east of Chesterfield and 1 mile north-east of Clay Cross. The A6175, which runs through the village, connects the M1 motorway (Junction 29), three miles to the north-east, to the A61 Chesterfield-Derby Road, 1½ miles to the south-west. Please refer to the location plan provided in Appendix 1.

The location therefore provides excellent commuter links to Sheffield, Derby and Nottingham and is within easy reach of the Peak District National Park.

Local amenities include village shops and newsagents, post office, pharmacy, pubs, supermarket, petrol filling station, GP surgeries and primary school.



Description

The site comprises the former infant and junior school, which is in the ownership of Derbyshire County Council and the North Wingfield Working Men's Club and Institute (WMC), which is in the separate ownership of the club. The total site area is 3.03 acres (1.23 hectares).



Development Requirements (Conditions of Sale)

The club is still in use, providing a much needed community facility, however, the building itself requires significant expenditure. It is therefore a condition of the sale that the successful purchaser build a smaller replacement club house and living accommodation for the club steward. This would be deducted as a cost to the developer to arrive at the net offer

for the WMC's proportion of the overall site. Prospective purchasers therefore need to factor this in, as well as other cost deductions, when submitting offers. Separate offers shall be required for the Council's land and for the WMC's land. Please refer to the Offer Procedure detailed below.

A site plan is included in Appendix 1. The Council's land (2.39ac/0.97ha) is shown edged and stippled in red and the WMC's land (0.64ac/0.26ha) is shown edged and hatched in blue.

Although there is some flexibility in respect of where the replacement club is to be located within the overall site, a position close to the playing fields, within the Council's proportion of the site, is considered preferable. This would enable development to be phased such that the existing club remains open until the replacement facility is completed. Such a position also provides the opportunity to create access onto the playing fields to provide some cohesion between the clubhouse facilities and the sporting uses of the community playing fields e.g. team football, rugby and cricket games.

Therefore any planning application submitted by the successful developer would need to incorporate proposals for a new clubhouse that takes these factors into account. The enhancement of the community recreation facilities as a result of the replacement clubhouse would, it is envisaged, aid the planning application process and may, it's hoped, benefit from the allocation of Section 106 monies. Please refer to the Planning Comments provided below.

An outline design brief for the replacement clubhouse is provided in Appendix 3.

Tenure & Existing Rights of Way

The County Council and the Working's Men's Club are to jointly convey the respective freehold interests in the property with vacant possession.

Please note that both the County Council and the WMC have not opted to tax on the land sale and therefore VAT is not chargeable.

The WMC's title is possessory due to the original paper copies of the deeds having gone missing. Therefore the successful purchaser may want to consider taking out an indemnity insurance policy, the reasonable costs of which would be allowable against the WMC's proportion of the sales proceeds.

There are presently three residential garage plot licences on the Draycott Road/Black's Lane part of the site, which the County Council may bring to an end by the service of 3 months' notice, if necessary. However, it would be preferable for a parking area to be incorporated into the proposed development layout, to provide sufficient spaces for continued parking for the residents concerned on terms and conditions to be reserved. It is considered that this could be achieved without there being a significant impact on housing density.

Established access rights exist to the rears of the properties on Draycott Road, where the existing garage plots are situated. Therefore, it is requested that prospective purchasers allow for this parking provision within their indicative scheme layout plans. Similarly, although not within the site boundaries, there are some garages adjoining the existing Working Men's Club where some thought may need to be given to ensuring that there is sufficient space allowed for or rights granted for manoeuvring vehicles to and from these garages.

Planning

The development of the land for housing within the current settlement limits would in principle accord with extant planning policies, subject to the requirements of policy CSU3. On this issue it is recommended that dialogue is entered into with OPUN (the regional design body) to secure a well-designed residential scheme.

Prospective purchasers are encouraged to make early contact with Planning Officers to develop a scheme of development to a level that would be supported and recommended to Planning Committee for approval. However, it must be stressed that the information provided



herein is for informal guidance only, to give prospective purchasers an indication of what the Local Planning Authority (LPA) may wish to see in terms of an acceptable use or uses for the site. This planning statement is provided without prejudice to the decision(s) of the LPA in respect of any subsequent planning application(s).

Prospective purchasers are expected to make and rely upon their own enquiries of the Local Planning Authority, in respect of their specific proposals for the site. Such matters relating to: -

- The type and extent of any development proposed;
- Design and layout in accordance with current Planning Policy & Guidance;

- The requirements of the Local Planning Authority in respect of access and egress (please refer to the Highways advice provided in the below section);
- Affordable housing (if applicable), public open space, children's play space, educational facilities, and other provisions in accordance with the Section 106/CIL requirements of the Local Plan and;
- Any other related matters requiring pre-application advice

Planning enquiries should be directed to: -

Planning (Development Control)
North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
Derbyshire
S42 6NG

E-mail: developmentcontrol@ne-derbyshire.gov.uk

Tel: 01246 217159

www.ne-derbyshire.gov.uk

Highways

An acceptable junction layout can be delivered in accordance the survey plan titled 'Access Design Standards Visibility Splays Crossing Relocation' included in Appendix 1. To facilitate the access improvement works there may be a requirement for street furniture and Statutory Undertakers apparatus to be relocated or diverted, including the existing zebra crossing. The suggested position for the relocation of the crossing is shown on the survey plan. All of these works will require consultation with the County Council's Traffic Safety and Management Section.

The proposed layout shall meet the County Council's current design guidance, 'Delivering Streets and Places Design Guide [DSP]', which may be found at the following website link: -

www.nottinghaminsight.org.uk/Document-Library/Document-Library/197452

Proposals concerning access design and layout considerations will need to be approved by the County Council's Director of Environmental Services (Highways Development Control) as part any Planning Application process to be entered into by the successful purchaser.

Further guidance on road layouts can be found on the County Council Website under the Development Control pages:-

www.derbyshire.gov.uk/transport-roads/roads-traffic/development-control/highways-development-control.aspx

Services & Site Investigations

Interested parties are recommended to contact statutory undertakers to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Prospective purchasers are expected to undertake and rely upon their own site inspections and surveys, to ascertain that the site is suitable for their proposed development.

Offer Procedure

The property is offered for sale by informal tender. In order to be considered tenders must be submitted via the County Council's electronic tendering portal 'Proactis' no later than **11AM ON WEDNESDAY 27TH JANUARY 2021**. Please click on the following link to the Proactis website: -
www.eastmidstenders.org

Further advice and guidance on the Proactis registration process is provided in Appendix 4 of these sales particulars.

The electronic tendering system requires interested parties to register and request documents, plus receive them electronically for the tender process and submit responses. Tenderers must ensure that all Tender Documents requiring a response are completed and submitted through the 'response wizard' feature of the Council's electronic tendering system. Two separate Offer Forms are provided, one in respect of the Council's land and one in respect of the WMC's land. **Both forms need to be completed and returned as two separate offers that will ultimately be dealt with as two separate transfers.**

Tenderers must NOT submit any part of their Tender Response via the 'messaging' feature of the Council's electronic tendering system, unless specifically instructed to do so by the Procurement Officer identified, as this may lead to the Tender Response being disallowed.

All communication will normally be issued to Tenderers through the 'messaging' feature within the Council's electronic tendering system. If further advice or assistance concerning the Tender Documents is required, please use the 'messaging' feature. In case of emergency, contact the Procurement Officer assigned to this tender.

The Procurement Officer for this tender is Chris Rouse who can be contacted by email or telephone.

Email: chris.rouse@derbyshire.gov.uk or call 01629 539983

If any difficulties are experienced using the Council's electronic tendering system, please contact the Technical Support Team immediately providing details of the particular complaint including screen shots and any error messages received or displayed. In the event of any difficulties the Technical Support Team can be contacted by email or telephone.
Email: helpdesk@proactis.com or call 01670 597136

Please answer **all** the questions on the Offer Forms as indicated. Completed Offer Forms will be accepted from individual organisations or organisations that have formed, or intend to form a consortium for this venture.

Unfortunately offers that are NOT received via the Proactis tendering portal by the relevant deadline cannot be considered.

Following the closing date offers will be scheduled for consideration by the Council at the next available Cabinet Member meeting after the closing date and similarly by the WMC Committee. Bidders will be informed as to whether the recommendation to Cabinet Member and the WMC Committee will be to accept their offer or that of a competing bidder as soon as possible and the outcome of the Cabinet Member/WMC Committee decision will be confirmed to all bidders once ratified.

The property is offered for sale Subject to Contract and Derbyshire County Council and North Wingfield Working Men's Club jointly reserve the right not to accept the highest or any offer made and reserve the right to disregard any offer that is indefinite in amount or calculable only by reference to other offers.

The Council and the WMC reserve the right to withdraw the acceptance of an offer if contracts have not been exchanged within 3 months of the issue of draft contract and transfer documentation.

Fitness for Use

Fitness for any purpose or use proposed in relation to the subject site is not in any way guaranteed by the Vendors (the Council and the WMC).

Fees

The Purchaser shall be responsible for the payment of the County Council's and the WMC's reasonably incurred professional fees in relation to the sale, together with their own fees and all other associated costs and fees necessarily arising out of the sale. The fees to be incurred by the purchaser in this respect shall comprise the Council's Legal and Surveyors fees, which together total 3% of the purchase price attributable to its proportion of the site and similarly the WMC would also be looking to recover 3% of its proportion of the sales proceeds to cover its fees.

Viewing & Enquires

The site can be viewed from the adjoining roads and footpaths. For further viewing arrangements and enquiries please contact:-

Richard Mottram

Tel: 07807 278811

Email: richard.mottram@derbyshire.gov.uk

Website: www.derbyshire.gov.uk – Business and Economy pages: - www.derbyshire.gov.uk/business/corporate-property/estates/premises-for-sale/property-for-sale.aspx

Property – Estates

Commissioning, Communities and Policy

Derbyshire County Council

County Hall

Matlock

DE4 3AG

The Vendors cannot accept responsibility for any losses, claims, demands, actions, proceedings, damages, costs, expenses or for any other liability,

whatsoever, arising out of, occasioned through or in connection with the viewing and inspection of the site.

Hall, Matlock, Derbyshire, DE4 3AG. Separate arrangements can be made with the WMC, contact Richard Mottram in the first instance.

Deeds and documents can be examined by prior appointment at the offices of the Director of Legal Services, Derbyshire County Council, County

DISCLAIMER

- All statements contained within these particulars have been provided in good faith and are understood to be correct. However, they are provided as a general outline only for the guidance of intended purchasers or tenants. Accuracy in respect of all statements cannot be guaranteed and the particulars do not form part of any offer, contract or warranty.
- No person in the employment of Derbyshire County Council has authority to make or give representations or warranties whatsoever in relation to the property.
- Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate intending purchasers or tenants should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- Whilst every effort has been made to ensure accuracy in the presentation of these particulars, intending purchasers or tenants should satisfy themselves that these particulars are still valid.

PLANS

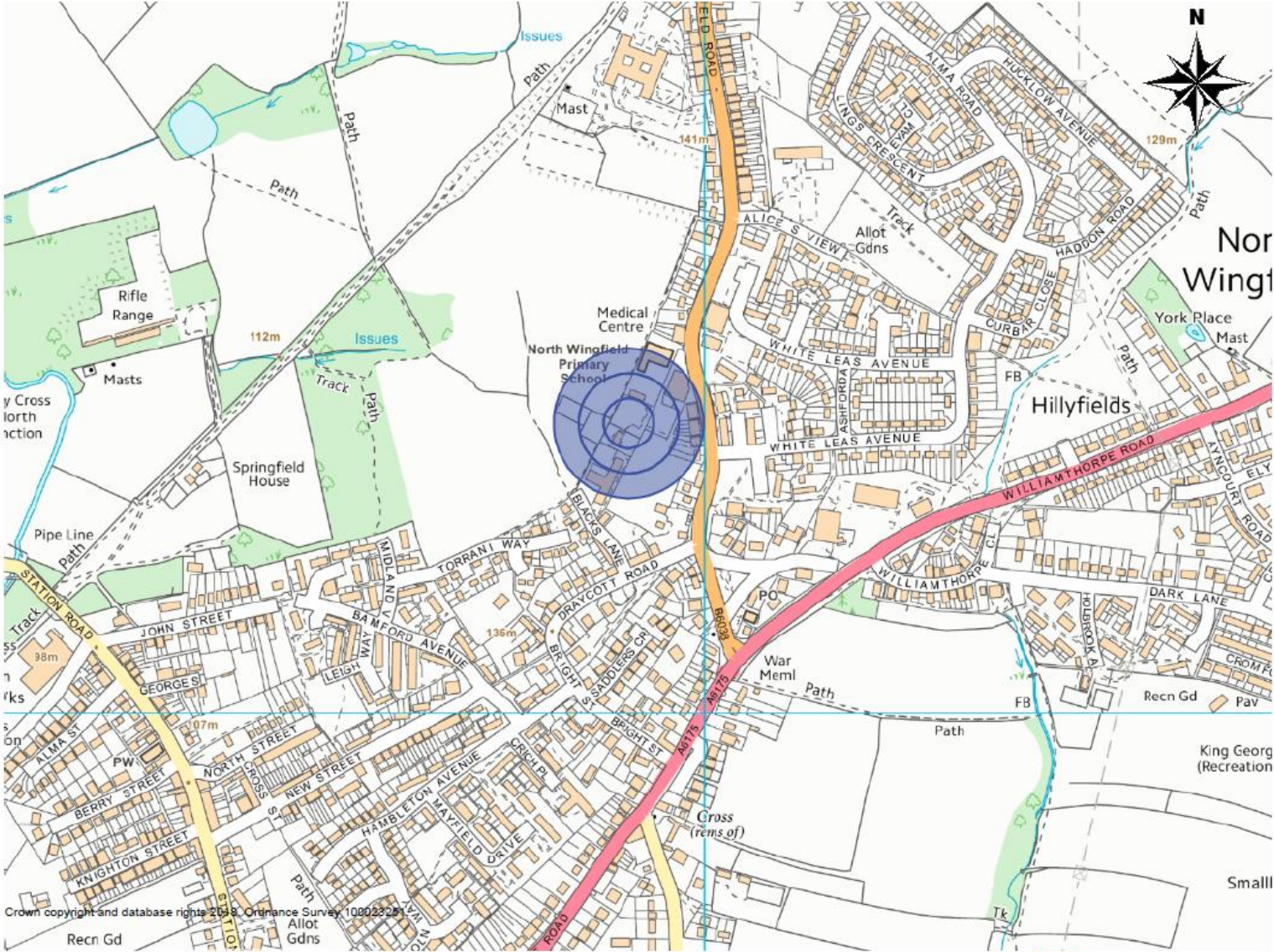
Plans provided for identification purposes only and are not necessarily to scale.

All plans accompanying or contained within these particulars have been reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright Reserved. Licence No. 100023251.

Appendix 1
Location Plan

CHESTERFIELD ROAD, NORTH WINGFIELD, CHESTERFIELD, S42 5LG

- Annotations
- CC1
- DCC_Districts
- DCCdistricts_Bold

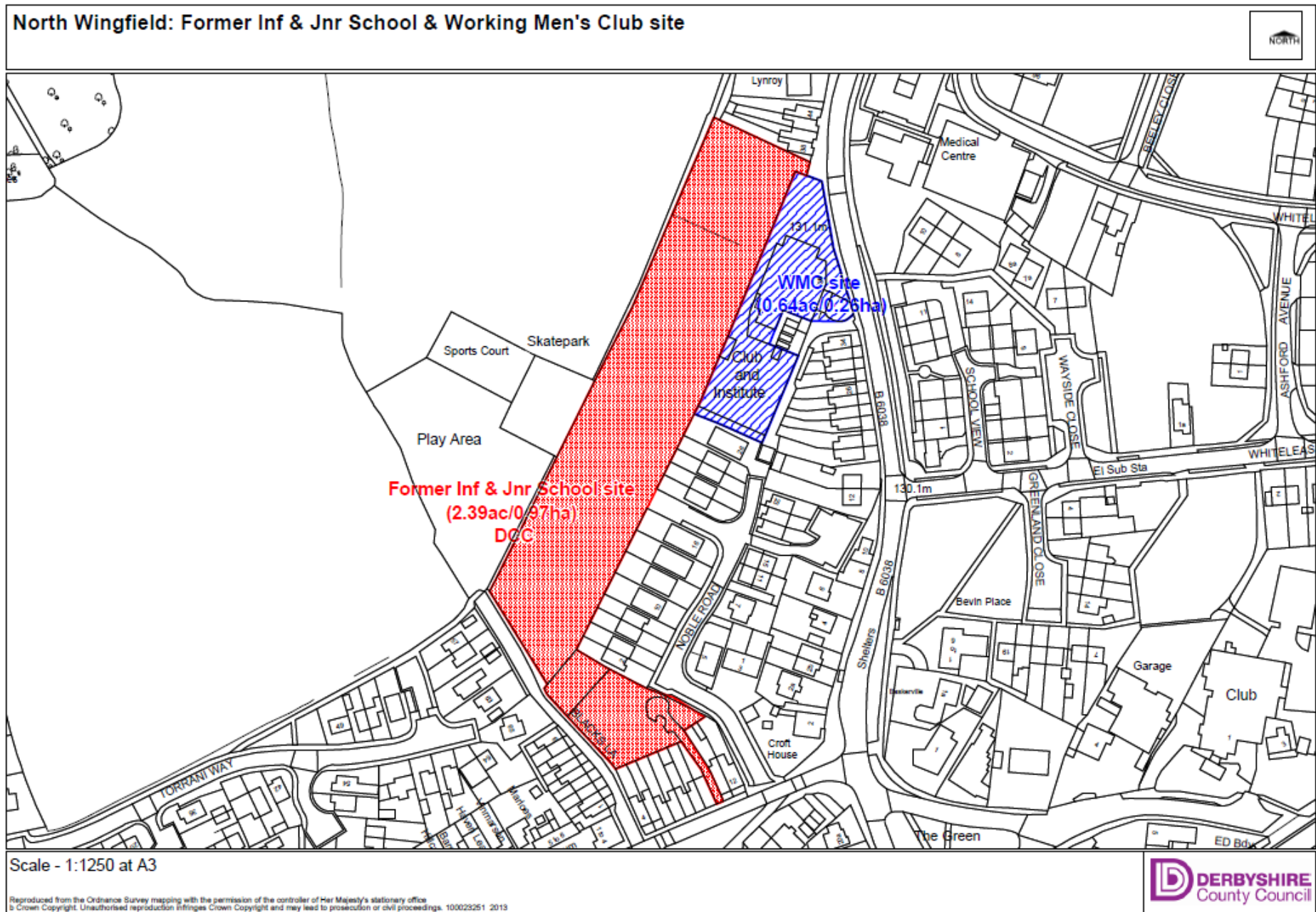


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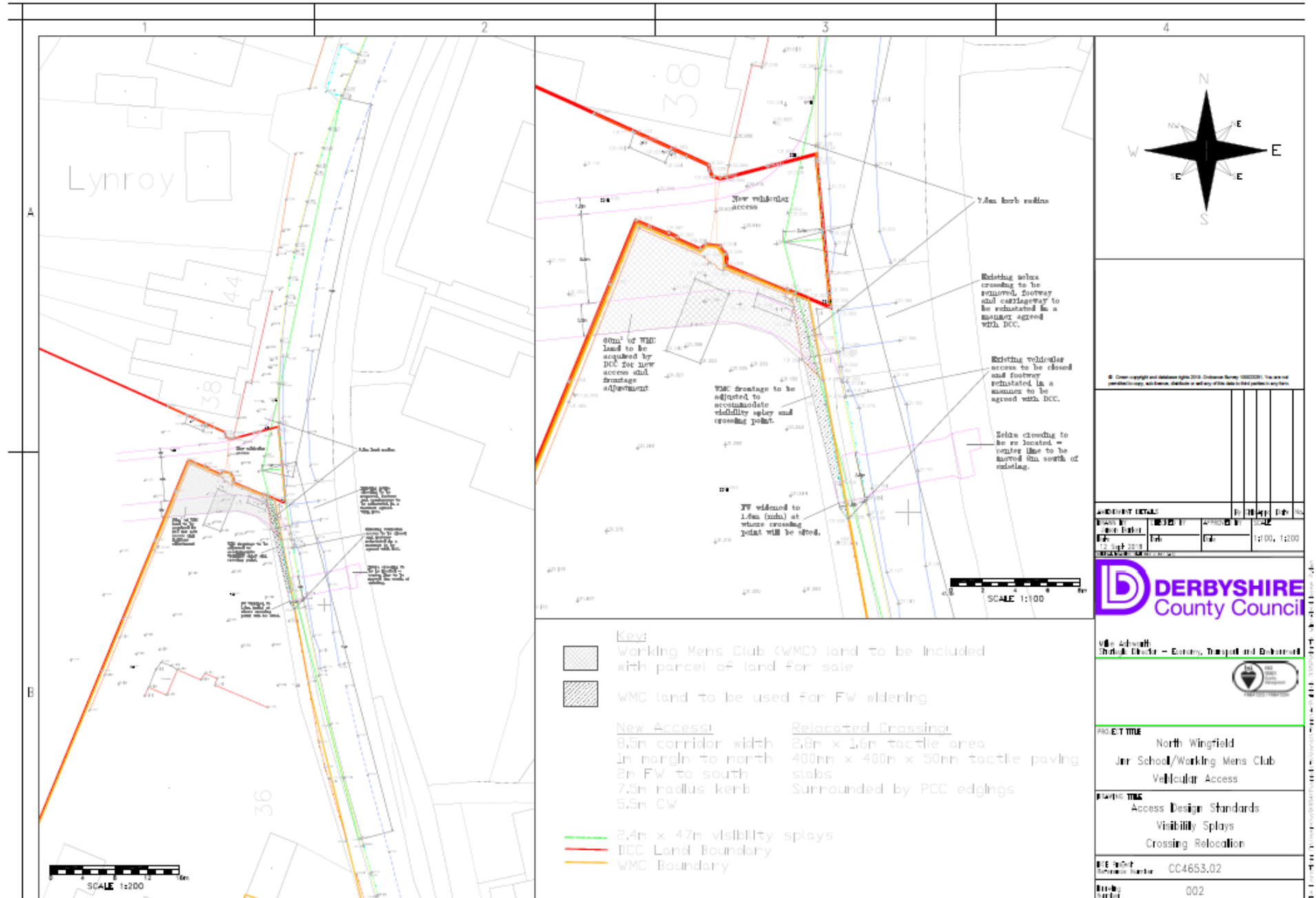
100 m
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5-Mar-2018

Site Plan



Survey Plan



Appendix 3

May 2020

PROPOSED CLUB HOUSE FOR NORTH WINGFIELD WORKING MEN'S CLUB

OUTLINE DESIGN BRIEF

Generally

It is envisaged that the building will be a single-storey, pitched roofed building in traditional brick-walled and tiled-roof construction of a size to be licenced for 150 people.

The building will be used as a licenced club by families and people with impaired mobility. It is normally opened each evening and during the daytime at weekends.

Food prepared on the premises will be mainly light snacks and café-style food. Cooked meals will be provided on Sundays and for special events.

The building shall be designed, constructed and fitted-out to a good standard and to meet the requirements of North Wingfield Working Men's Club, the Building Regulations, the Licensing Authority, Hygiene Regulations and the Fire Safety Regulations.

Accommodation

To include the following accommodation:

Internally:

Entrance Lobby
Male Toilets
Female Toilets
DPWC
Cleaner's cupboard
Tap Room, with bar counter shared with Events Room
Events Room
Kitchen
Beer Store

Externally:

Parking for 15 cars
Covered parking for 3 mobility scooters
Lorry access to Beer Store doors
Beer garden with children's play area
Covered, screened smoker's shelter
Covered veranda or paved area adjacent to the building on the Beer Garden elevation

The Tap Room will need to accommodate:

A match standard snooker table
A pool table
A match darts board

May 2020

The Events Room will need to accommodate:

A low-level stage for a 5-piece band

The Tap Room would be larger than the Events Room; they would:

be divided by a movable acoustic screen to allow them to be combined for large events.

have a shared bar counter, separated for noise control but with vision and access to both sides to allow for attendance each side by a single person.

have separate entrances and accesses to the toilets

have good daylighting

Orientation

Ideally the Beer Store should be located in the North elevation and the Beer Garden located adjacent to the West elevation

Construction

Externally

Roof

Pitched roof covered with concrete tiles
Upvc fascias, gutters and rainwater pipes

Walls

Insulated cavity walls faced with facing brickwork

Windows

Double-glazed upvc windows with locking opening casements and trickle vents

Provide protective shutters, electrically operated internally, to glazing facing the playing fields.

Doors

Glazed aluminium or hardwood entrance doors

Factory painted steel door set to Beer Store, emergency escape doors and any subsidiary doors

Aluminium framed, double glazed, sliding patio doors

Paving

Tarmac-surfaced car park for 15 cars and 3 mobility scooters. Bays marked-out in thermoplastic line paint including disabled parking spaces, as required.

Pedestrian paving adjacent to the building ramped at the main entrance, emergency escape doors and at the patio doors

May 2020

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| Drainage | Stormwater and foul water drainage with connections to the water authority's sewers and pay all charges |
| | A trapped gully with a stainless steel screw-down grating in the Beer Store |
| | Surface water drainage in the car park and around the building, as required, to avoid ponding. |
| External Services | All external services including all fees and charges in connection with obtaining quotations and the installations including trenches, ducts and ducted entry points, as required. |
| | Underground ducts and ducted entry points for telephone and broadband installations |
| Fencing | Security fencing around the Play Area and the Beer Garden with a lockable pedestrian gate. |
| | A fenced bin store |
| Street furniture and equipment | Any items required by the LPA. |
| | Play equipment in the Play Area. |
| | <u>Internally</u> |
| Floors | Smooth, painted dust-free concrete floor to Beer Store |
| | Water-safe sheet vinyl safety flooring the Bar, Kitchen, Toilets and Cleaner's Cupboard (Forbo Stepsafe or the like) with vinyl skirtings |
| | Good quality vinyl plank flooring to the Entrance Lobby, Tap Room and Events Room with painted skirtings |
| Walls | Blockwork partition walls finished with emulsion-painted plaster or plasterboard dry lining to all rooms except the Beer Store. |
| | Provide ceramic wall tile splashbacks to potentially wet areas |
| | Top-hung sliding-folding acoustic partition between the Events Room and the Tap Room. |
| | Double-glazed partition with double swing glazed door to divide the Bar |
| | Beer Store to be finished in painted blockwork. |

Design Brief 3 of 6

Revision A



May 2020

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| Ceilings | Emulsion-painted plasterboard, part sloping if possible, to provide a raised ceiling area in the Events Room and Tap Room |
| Internal Doors | Veneered solid core or fire-rated flush doors in painted timber frames fitted with good quality closers, latches, locks, bolt-through levers, kick plates etc. as required. |
| Sanitaryware | White glazedware WCs, bowl urinals and basins by Armitage Shanks or similar approved main-line manufacturer |
| | Doc M pack with contrasting coloured seat and grab rails to DPWC. |
| | Sinks and handwashing basins in the Bar |
| | Handwashing basin in the Kitchen |
| | Ninja Jetblade hand dryers in the toilets |
| Fittings | Bar fitting with under-shelves and security shutters. Bar counter to be fabricated from the bar counter in the existing club. |
| | Bar Back-fitting with shelving |
| | Small commercial kitchen with stainless steel units including 6-ring cooker, double oven, stainless steel sinks, basin, extract hood etc. 2No. refrigerators and 2No. freezers |
| | Low stage in the Events Room to accommodate a 5-piece band and with shelving for amps, speakers etc. |
| | <u>Services</u> |
| Power | Socket-outlets for general use with multiple outlets in the Kitchen, the Bar and the stage. |
| | Fused spur outlets for fixed equipment |
| | 3Nr TV points with power and serial connections |
| | 1Nr point for TV projector with power and data connections |
| | Power for heating equipment and controls and ventilation installations |
| | Weather-resistant, lockable external outlets for external entertainment |

Design Brief 4 of 6

Revision A



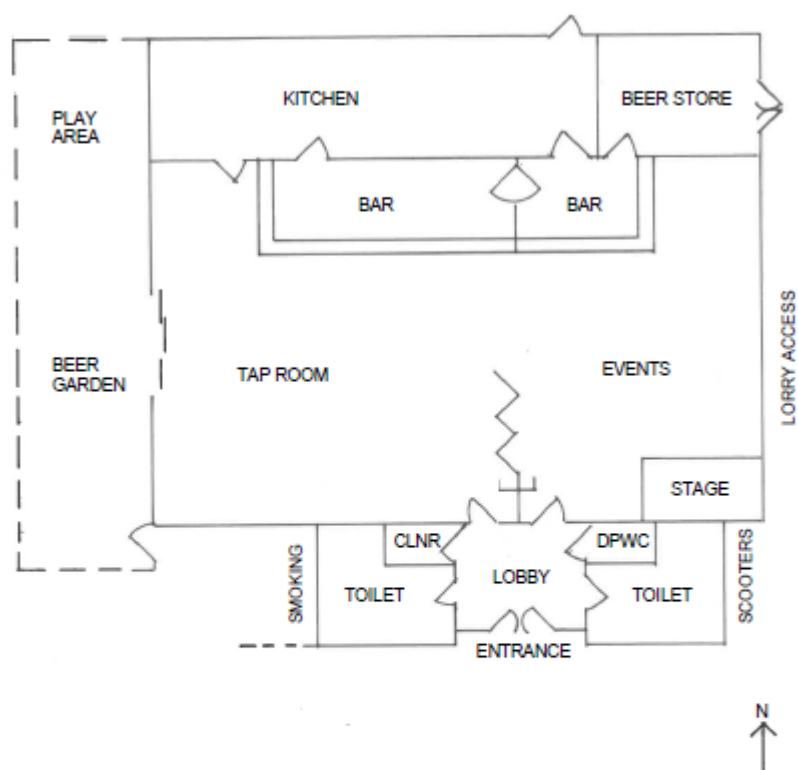
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|-----------------|---|
| Lighting | General lighting |
| | Mood Lighting |
| | Bar Lighting |
| | Snooker-table lighting to competition standard |
| | Dart-board lighting |
| | Emergency lighting including illuminated signage and external lights at escape doors |
| Heating/cooling | Vandal-resistant external lighting on the building in the following locations: Main entrance Beer Store doors Mobility scooter parking Smoking shelter Beer garden |
| | Lighting shall utilise low-energy lamps wherever possible |
| | The heating installation shall be robust, zoned, controllable and economical to run. |
| | Cold water to all sinks and basins and to appliances e.g. glass washer, dishwasher, water boiler etc. |
| | 1No. external hose-union tap with frost protection and internal isolating valve. |
| | Good quantities of hot water to sinks and basin taps in the Kitchen and Bar areas. |
| Hot water | Hot water to basin taps in the toilets may be served by a separate local system. |
| | Mechanical extract hood in the Kitchen |
| | Mechanical tempered fresh air ventilation system to the Tap Room and the Events Room |
| Ventilation | Mechanical extract vents to the toilets with PIR activation and timed over-run. |

Fire Safety

Fire risk assessment by a certified third party assessor and a compliant detection, alarm and emergency lighting system

Security

An intruder alarm system for the whole building with specific protection to internal and external cellar doors. The system to be linked to an external call centre. (The Club currently has a contract with Chubb)



North Wingfield Working Men's Club
 Indicative layout only Not to scale
 May 2020

Appendix 4

Proactis Portal Global Registration

eTendering Portal (EastMids Tenders - Proactis) Global Registration

To become a registered supplier and view forthcoming tender opportunities for EastMids Tenders and all member authorities you must register on our web-site, an explanation of how to do this is shown below:

1. Go to our web site located at www.eastmidstenders.org
2. Click on Register Free within the Links on the left-hand side of the screen.
3. This will take you to the supplier registration introduction screen, click on the “next” button and make your way through the registration wizard ensuring you select as many categories as are relevant to your company’s products or services. After you have submitted your registration your username and password will be emailed to you.

Please note: For system security purposes, from January 2016 you will no longer be able to use old versions of internet browsers. You will need to make updates if you have: Internet Explorer (pre v9) / Chrome (pre v32) / Firefox (pre v30) / Safari (pre v6.26) / Opera (pre v22). *If you're not sure what browser you're using, then visit www.whatbrowser.org. For more information about updating your browser, visit www.gov.uk/help/browsers*

PLEASE KEEP YOUR USER NAME AND PASSWORD CONFIDENTIAL. WE RECOMMEND THAT YOU DO NOT TICK THE SAVE PASSWORD OPTION IN THE DIALOGUE BOX

This registration has now added you to a global list of suppliers for EastMids Tenders and all Member Authorities, it does not mean you will automatically be approved to be invited to tender.

You now have the facility to login to the system and view any forthcoming contracts and register your interest against them. An explanation of how to do this is given below:

1. Go to our web site located at www.eastmidstender.org
2. Click on Supplier Login within the Links on the left-hand side of the screen and enter your username and password. To register interest against a contract, click on the “Search Latest Opportunities” link.
3. Search for contract opportunities using the available search criteria (e.g. you can enter a contract reference number or a contract name within the ‘contains’ field).
4. Once you have located a contract you are interested in click on the contract title and click on the “Register Interest” button. ***Please Note: The “Register Interest” button will only be visible during the specified Expression of Interest start/end dates and once you have***

registered your interest the button will be greyed out (you can hover over this to check the date and time the expression of interest was made).

5. Your contract registration will be confirmed by email and on screen.
6. Once you have registered, you will either receive an email immediately inviting you to take part in an RFQ/PQQ/ITT exercise (with a link directly to the opportunity) or this will be issued once your interest has been approved. You can also access your RFQs/PQQs/ITTs by logging in as above, clicking on “My Opportunities”, selecting the relevant authority from the dropdown box. This will show all available opportunities you’ve been invited to take part in.

**If you need any assistance, please ring the Technical Support Team on (+44) 01670 597136
or email helpdesk@proactis.com**