



# Appendix 2 to Document "AS"

CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS

31 JAN 2014

## PRIESTTHORPE ANNEX MORNINGTON ROAD BINGLEY, BD16 4JS

### **REPORT & MARKETING PROPOSALS** **10<sup>TH</sup> NOVEMBER 2014**



*Prepared For:*

**Trustees of the Bingley Technical School  
C/O City of Bradford Metropolitan District Council  
Department of Regeneration & Culture  
Economic Development & Property  
Estate Management  
7<sup>th</sup> Floor – Jacobs Well  
Bradford  
BD1 5RW**

**For the Attention of Philip Inman Esq.**

13 Parkview Court, Shipley BD18 3DZ Tel: (01274) 595999 Fax: (01274) 592303



Mark A.J. Brearley *BSc MRICS*  
Stuart Illingworth *DipSurv, MRICS*

in association with  
**Woodheads**

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## **1. EXECUTIVE SUMMARY**

### **1. Instructions**

Written instructions were received by Mark Brearley & Company on 3 September 2014, a copy of which are attached at Appendix A, to prepare appropriate marketing recommendation advice in accordance with the letter of 31 July 2014 and our instruction confirmation of 21 August 2014 (both attached at Appendix A).

### **2. Address**

Priestthorpe Annex  
Mornington Road  
Bingley  
BD16 4JS

### **3. Marketing Proposal**

- a) Obtain planning permission for residential development, together with demolition.
- b) Seek and obtain quotations and arrange demolition.
- c) Offer property for sale by private treaty with the benefit of planning consent for redevelopment.

### **4. Description**

Former school building occupying a virtual island site bordered by Mornington Road, Clyde Street, Barran Street and Kell Street in an established residential area, close to Bingley Town Centre. The property is in extremely poor condition but apparently has an approximate gross internal floor area of 1,395.95 square metres (15,026 square feet).

### **5. Tenure**

Freehold.

### **6. Customer**

Trustees of the Bingley Technical School

This is an Executive Summary and must be read in conjunction with the remainder of the report.

## **2. INSTRUCTIONS**

Instructions were received in September 2014, to undertake an inspection and provide marketing advice in relation to the above property. A copy of your instruction letter together with our fee quotation and previous correspondence is attached at Appendix A.

### **Conflict of Interest / Previous Material Involvement**

We are not aware of any conflict of interest preventing us from undertaking this work on your behalf.

To the best of our knowledge we have had no previous material involvement in the subject property.

### **Date and Extent of Inspection**

The property was inspected on 19 September 2014 during which the weather was fine and dry. Access to the building was unavailable at the time of our inspection, due to the very poor condition of the property and, its dangerous state. We therefore undertook external measurements and a predominantly external inspection. We would further advise the property was vacant.

General internal and external photographs of the property as taken during our inspection are shown below.



### 3. MARKETING RECOMMENDATIONS

The property comprises a former Church building, which we understand to be listed and, is in extremely poor, derelict condition which has reached a state beyond either economical or physical return. We therefore believe that, the site has a current negative valuation if indeed a purchase could be found who would be prepared to take it on and, the costs of using the existing buildings for some alternative use far outweigh their end value.

We would therefore recommend that in the first instance, a planning application be sought, for redevelopment of the site and, demolition of the existing buildings. We believe that residential development is realistically, the only and highest value use for the site, and whilst multi-storey (apartment) development in the Bingley area, has been undertaken to a great extent, we believe that this site should be subject to a more normal residential development to provide high density terraced properties, possibly three storey, with appropriate car parking and garages. We would therefore recommend the appointment of architectural advisors to look at the site and come forward with a proposal.

The site extends to approximately 0.079 hectares (0.94 acres). Our experience suggest that depending upon car parking and garaging requirements, between 6 and 10 residential units could realistically be developed on the site, with appropriate external, garden and other car parking spaces. This would be low cost two bedroom or three bedroom units (depending upon the architect) which we would anticipate would retail at prices in the region of £110,000 - £125,000. We believe that there would be reasonable demand for this type of end product and, take into account current values and believe that a price of between £175,000 and £225,000 would realistically be achieved. We believe that quoting a guide price of offers in the region of £250,000 would be the most appropriate route forward taking into account current market conditions.

#### 4. MARKETING PROPOSALS

In terms of marketing proposals, we would suggest that the following estimated budgets would be required:-

- |    |                                |                   |
|----|--------------------------------|-------------------|
| 1. | Brochure                       | £2,000 (plus VAT) |
| 2. | Local and Regional Advertising | £1,500 (plus VAT) |
| 3. | Boards                         | £750 (plus VAT)   |

The estimated total budget therefore would be in the region of £4,250 (plus VAT)

## 5. **TIMESCALE**

Given the nature of the building and its listed scenario, we believe that obtaining planning consent could take between eight months and a year. We believe that it is imperative that this be undertaken before marketing is commenced to achieve the best possible disposal price and thereafter, that the site be cleared in order that the demolition costs are clarified and recovery of the value of materials on site is retained by The Trustees. We would recommend that at least three competitive quotations/prices for demolition be obtained.

Thereafter, we believe that a marketing period of approximately three months would be appropriate after which, we would adopt a "best offers/closing date" for disposal, dependent upon demand etc. Thereafter an offer would hopefully be accepted and, solicitors would be instructed to conclude a transaction within say 6-8 weeks.



## 6. SUMMARY/CONCLUSION

The property is now beyond economic repair and physical repair. The only alternative is demolition and, the current value should be considered to be nil.

Upon obtaining of planning permission, clearance of the site etc, we believe that a realistic value in the region of £175,000 - £225,000 could be achievable under current market conditions.

We have provided our recommendations with regard to the process, marketing etc, which we appreciate will include an element of cost however, we believe that this would be in the best interest of the Charity, to ensure that the maximum realistic value/disposal price can be obtained through this marketing proposal.

I trust this is of assistance.

Yours faithfully



Mark A J Breatley BSc MRICS

**APPENDIX A**

Department of Regeneration & Culture

Economic Development & Property

Estate Management

7<sup>th</sup> Floor

Jacobs Well

Bradford, BD1 5RW

Tel: (01274) 434590

Fax: (01274) 431461

Email: philip.inman@bradford.gov.uk

Our Ref: EM/PI/01419/001

Contact: Philip Inman

Date: 31 July 2014

Mark Brearley & Co  
13 Park View Court  
St Paul's Road  
Shipley  
BD18 3DZ

T:/correspondence/255BPI12.DOC

Dear Sir

**PRIESTTHORPE ANNEXE, MORNINGTON ROAD, BINGLEY, BD16 4JS**

I am preparing a report to the Trustees of the Bingley Technical School regarding the future of the above property which is shown on the attached plan.

I will be recommending that a Chartered Surveyor act for the Trustees in accordance with the attached regulations.

A key can be obtained from Kath Scoines by telephone 01274 434906 but I would advise that the property is in an extremely poor condition, it is heavily infested by pigeons with a large amount of their droppings throughout and some floors have collapsed due to dry and wet rot. Internal inspection should be carried out with extreme care.

Would you please confirm whether you would be prepared to act on the Trustees behalf and indicate the estimated cost of providing a report on any disposal.

I intend to report to the Trustees on the 1<sup>st</sup> September 2014 so I would be pleased if you could have the quotes with me by 26 August 2014.

Although I cannot prejudice your report I anticipate a sale of the property and one alternative could be to demolish the building and erect houses. Estate Management would have the facility to prepare plans for submission for pre application advice from the Planning Department. However I attach advice from the Conservation Officer regarding the property.

If you want to discuss this in any way please ring me on 01274 434590.

Yours faithfully



Philip Inman FRICS  
Estate Surveyor



Electronic Plan - Not To Scale

For Identification Only



City of Bradford Metropolitan District Council

## Estate Management

[www.bradford.gov.uk](http://www.bradford.gov.uk)

7th Floor, Jacob's Well, Bradford, Yorkshire, BD1 5RW

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Survey Maps by permission from H M S O  
LA 076120 SE 1139

Scale  
1:500@A4

Date  
20-02-2013

Plan No. M-025-016-PFG  
DCB CM



#### Section 351 Connected person: controlled institution

For the purposes of sections 118(2)(g), 157(1)(a), 188(1)(d), 200(1)(d) and 249(2)(d), a person controls an institution if the person is able to secure that the affairs of the institution are conducted in accordance with the person's wishes.

#### Section 352 Connected person: substantial interest in body corporate

- (1) For the purposes of sections 118(2)(h), 157(1)(b), 188(1)(e), 200(1)(e) and 249(2)(e), any such connected person as is there mentioned has a substantial interest in a body corporate if the person or institution in question –
  - (a) is interested in shares comprised in the equity share capital of that body of a nominal value of more than one-fifth of that share capital, or
  - (b) is entitled to exercise, or control the exercise of, more than one-fifth of the voting power at any general meeting of that body.
- (2) The rules set out in Schedule 1 to the Companies Act 2006 (rules for interpretation of certain provisions of that Act) shall apply for the purposes of subsection (1) as they apply for the purposes of section 254 of that Act ("connected persons" etc).
- (3) In this section "equity share capital" and "share" have the same meaning as in that Act.

## K2. Extract from Statutory Instrument 1992 No. 2980

### **The Charities (Qualified Surveyors' Reports) Regulations 1992**

#### SCHEDULE

#### INFORMATION TO BE CONTAINED IN, AND MATTERS TO BE DEALT WITH BY, QUALIFIED SURVEYORS' REPORTS

1. (1) A description of the relevant land and its location, to include-
  - (a) the measurements of the relevant land;
  - (b) its current use;
  - (c) the number of buildings (if any) included in the relevant land;
  - (d) the measurements of any such buildings; and
  - (e) the number of rooms in any such buildings and the measurements of those rooms.
- (2) Where any information required by sub-paragraph (1) above may be clearly given by means of a plan, it may be so given and any such plan need not be drawn to scale.
2. Whether the relevant land, or any part of it, is leased by or from the charity trustees and, if it is, details of-
  - (a) the length of the lease and the period of it which is outstanding;
  - (b) the rent payable under the lease;
  - (c) any service charge which is so payable;
  - (d) the provisions in the lease for any review of the rent payable under it or any service charge so payable.

- (e) the liability under the lease for repairs and dilapidations; and
  - (f) any other provision in the lease which, in the opinion of the surveyor, affects the value of the relevant land.
3. Whether the relevant land is subject to the burden of, or enjoys the benefit of, any easement or restrictive covenant or is subject to any annual or other periodic sum charged on or issuing out of the land except rent reserved by a lease or tenancy.
  4. Whether any buildings included in the relevant land are in good repair and, if not, the surveyor's advice-
    - (a) as to whether or not it would be in the best interests of the charity for repairs to be carried out prior to the proposed disposition;
    - (b) as to what those repairs, if any, should be; and
    - (c) as to the estimated cost of any repairs he advises.
  5. Where, in the opinion of the surveyor, it would be in the best interests of the charity to alter any buildings included in the relevant land prior to disposition (because, for example, adaptations to the buildings for their current use are not such as to command the best market price on the proposed disposition), that opinion and an estimate of the outlay required for any alterations which he suggests.
  6. Advice as to the manner of disposing of the relevant land so that the terms on which it is disposed of are the best that can reasonably be obtained for the charity, including-
    - (a) where appropriate, a recommendation that the land should be divided for the purposes of the disposition;
    - (b) unless the surveyor's advice is that it would not be in the best interests of the charity to advertise the proposed disposition, the period for which and the manner in which the proposed disposition should be advertised;
    - (c) where the surveyor's advice is that it would not be in the best interests of the charity to advertise the proposed disposition, his reasons for that advice (for example, that the proposed disposition is the renewal of a lease to someone who enjoys statutory protection or that he believes someone with a special interest in acquiring the relevant land will pay considerably more than the market price for it); and
    - (d) any view the surveyor may have on the desirability or otherwise of delaying the proposed disposition and, if he believes such delay is desirable, what the period of that delay should be.
  7. (1) Where the surveyor feels able to give such advice and where such advice is relevant, advice as to the chargeability or otherwise of value added tax on the proposed disposition and the effect of such advice on the valuations given under paragraph 8 below.
  - (2) Where either the surveyor does not feel able to give such advice or such advice is not in his opinion relevant, a statement to that effect.

Our inspection of the building last week was informative and more than a little depressing.

Referring back to past emails on the matter it is illuminating that it took the Council 9 months after prematurely stripping the roof to arrange a temporary roof. That is very telling. However we must now look to the present day.

The building stands in a conservation area and the Council's adopted Conservation Area Character Assessment identifies the principal building as a key unlisted building, that is one which makes a exceptional contribution to conservation area character.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard when making any planning decision to the preservation of the character of conservation areas. It has been past tested in court that this special regard must indeed be exceptional, and not just another consideration within the multitude factors affecting a planning decision.

The now superseded Planning Policy Guidance note 5 (PPS5) at policy HE9 advised that there should be a presumption in favour of the conservation of designated heritage assets, and that loss affecting any designated asset should require clear and convincing justification. Policy HE9.2 specifically noted that where substantial harm or total loss of significance would ensue, the local planning authority should refuse consent unless it can be demonstrated that:

- i) The substantial harm or total loss is necessary to deliver substantial public benefit which outweighs that harm or loss, or;
- ii) a) the nature of the heritage asset is such that it prevents all reasonable uses of the site and  
b) no viable use of the heritage asset can be found in the medium term that will enable its conservation, and  
c) conservation through grant funding or some form of charitable or public ownership is not possible, and  
d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

Policy HE9.3 adds that to be confident that no appropriate or viable use for a heritage asset can be found, the planning authority should require the applicant to demonstrate that other potential owners or developers of the site have been sought through appropriate marketing and that reasonable endeavours have been made to identify funding or ownership which could secure the future of the heritage asset.

Whilst PPS5 has been superseded by the National Planning Policy Framework (NPPF) the Practice Guide to PPS5 remains in force. This reiterates that loss of a designated heritage asset must be the last resort after

every option to secure a viable future for the asset has been exhausted. The fact that a particular applicant or organisation cannot conceive of a viable use does not mean that there is no such use, and it must be demonstrated that all options have been explored and discounted.

The NPPF in essence perpetuates these requirements for demolition. The onus is thus very much that demolition is seen as exceptional and a compelling case must be presented. Any such application would have to be accompanied by proposals for replacement development, which are expected to make an equivalent or better contribution to the character of the area. In architectural terms, a building making an equal contribution to that which presently stands would be a tall order.

The application would also be assessed by English Heritage as it involves demolition in a conservation area. I can imagine this would result in some probing questions of the custodianship of the building, and rigorous scrutiny of any case for demolition.

The case should be presented as a heritage statement. Guidelines for such are available within The NPPF and the Practice Guide to PPS5. The Council also has guidance notes on its website. Clearly for a heritage officer employed by the Council to prepare such a statement would result in a conflict of interests.

I hope this is of assistance in conveying the magnitude of what is involved. I do not want to be seen as presenting barriers to progression of the matter, but if the proper process is not followed, any application will fail before it is even considered.

Happy to advise further as required, and please keep me apprised of progress, more effectively than has occurred in the past.

Regards.

**Jon Ackroyd PGDip (Htge Mgmt) IHBC**  
Senior Conservation & Design Officer  
Landscape, Design and Conservation Team



Department of Regeneration & Culture

Climate, Housing & Property

Estate Management

7<sup>th</sup> Floor

Jacobs Well

Bradford, BD1 5RW

Tel: (01274) 434590

Fax: (01274) 431461

Email: philip.inman@bradford.gov.uk

Your Ref: MAJB/SAC/5143

Our Ref: EM/PI/01419/001

Contact: Philip Inman

Date: 3 September 2014

Mark Brearley & Company  
13 Park View Court  
St Paul's Road  
SHIPLEY  
BD18 3DZ

T:/correspondence./323BPI1.DOC

Dear Mr Brearley

**PRIESTTHORPE ANNEXE, MORNINGTON ROAD, BINGLEY, BRADFORD, BD16 6JS**

Thank you for the letter of the 21 August 2014 setting out your proposals and I would like to confirm that we wish to proceed with you on that basis.

Would you please confirm your standard conditions of engagement and we will then write with an order form which will provide you with a number for invoicing.

We confirm the key is available at this office for your inspection.

I would like to be in a position to submit your report to the Trustees in the next three weeks.

Yours sincerely



Philip Inman  
Estate Surveyor



Philip Inman Esq – FRICS  
Estates Surveyor  
City of Bradford Metropolitan District Council  
Department of Regeneration and Culture  
7<sup>th</sup> Floor  
Jacobs Well  
Bradford  
BD1 5RW

**BY E-MAIL & BY POST – [philipinman@bradford.gov.uk](mailto:philipinman@bradford.gov.uk)**

Our Ref: MAJB/SAC/5143

21 August 2014

Dear Sirs

**Priestthorpe Annex, Mornington Road, Bingley, BD16 4JS**

We refer to your letter of the 31<sup>st</sup> July 2014 and, write to thank you for the opportunity to put forward our proposal in this case.

We have undertaken an external inspection of the subject property and note that this is an island site, excluding the electricity sub-station, bordered by Clyde Street, Barran Street, Kell Street and Mornington Road in Bingley. The location is on the periphery of the residential part of Bingley, linking into the commercial element adjacent to the canal, railway and Bingley by-pass etc.

We have given consideration to the requirements of the reports that are to be required and, of course, to undertake such a report we would wish to undertake an internal inspection of the property to satisfy requirements of RICS and our insurers.

First of all, we can confirm that we carry Professional Indemnity Insurance to the total sum of £6 Million each and every claim and a copy of our Indemnity Insurance is attached.

Secondly, we can confirm that we would undertake an appropriate red book valuation as an "external valuer" as required and, are able to comply with the requirements of "The Charities (Qualified Surveyors) Reports Regulations 1992".

We note the brief report by John Ackroyd – Senior Conservation & Design Officer and, also note the facility to prepare plans for submission for pre-application advice from the Planning Department.

On the basis that this would be a standard RICS red book valuation, to satisfy appropriate regulations, we can confirm that our single one-off fee would be £750 (Plus VAT). We would of course need to confirm by way of standard Conditions of Engagement your instructions in the event that we were successful with our proposal.

In the event that we are instructed on a later date (within say 12 months) to dispose of the freehold interest of the property, then, we would be prepared to make an allowance against an ultimate sale fee of a proportion of our valuation fee – to be agreed.

We trust this is of assistance.

Yours Faithfully

Mark A J Brearley  
E-Mail: [mark@markbrearley.co.uk](mailto:mark@markbrearley.co.uk)

**APPENDIX B**



SPACE

PREACHERS MEWS

HERBERT STREET

MYRTLE STREET

Methodist Church

Priestthorpe Primary School

89 6m

MORFICK STREET

Rutland House

NOCHMAN STREET

KELL STREET

BARPAN STREET

ARGYLL COURT

CLYDE STREET

WHITLEY STREET

Construction House

BEATH STREET

MENS QUAY

Monarch Mill

86 3m

Fixing Yard

Warehouse

BRITANNIA STREET

Garage

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Promap



