



CARDIFF COUNCIL

A Proud Capital



Cardiff Council

**Former Hawthorn Junior School
Hawthorn Road West, Llandaff North
Cardiff**

EXPRESSIONS OF INTEREST INVITED



Former HAWTHORN JUNIOR SCHOOL, CARDIFF

Site Area 0.6 acres



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Location

The property is situated in Llandaff North district of Cardiff, an established residential area conveniently situated in relation to access into the city centre by road, rail and public transport. The area offer a comprehensive range of shopping, community facilities as well as primary and secondary schools being located within a mile radius. Bus stops are located within short walking distance as well as the local train station



Description

The property comprises primarily two linked detached single storey building previously used as the local junior school. The property was built prior 1919 and is typically of 20th century architecture with high ceilings and tall windows under a pitched slate roof. The building is located at the corner of Belle View Crescent and Hawthorn Road West and is advertised for sale freehold with vacant possession.

Additional Information attached:

1. Site location plan
2. Floor Layout plans
3. Elevations drawings





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Planning

The property has been used by the Local Education Authority as a local primary school since its construction until 2009. It is now empty and boarded up for security reasons. It would suite a variety of uses such as refurbishment, adaptation and modernisation, subject to planning. A set of floor plans detailing the layout are attached.

Alternatively, the redevelopment of the site could be accommodated by demolition of the existing building and a new build scheme undertaken on the land. There have been initial discussions with Council Planning Officers for this option which has raised local concern. As a result no planning application has been submitted.

Prospective purchasers are advised to contact Jacqueline Howard, Cardiff County Council Planning Department on 02920 871329 to discuss development options

Terms of Disposal

Cardiff Council invites initial Expressions of Interest for the property. Consideration will be give to all submissions (from demolition / redevelopment to refurbishment of existing buildings) including any form of community related use, providing these can demonstrate a sustainable scheme addressing issues including design, planning and finance details.

Offers are to be submitted on a completed "Form of Offer" as enclosed in these Particulars. All additional information should be attached as appropriate i.e. supporting documentation detailing proposed layout, elevations and construction, planning consultations, financial backing.

The return date for tenders is **noon on Monday, 20th December 2010**

Viewing

Strictly by appointment with Cardiff County Council, Strategic Estates Division (See contact details below)





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100023376 (2009)

Costs

The successful offeror will bear the County Council's legal and surveyor's costs incurred in connection with the transaction. Legal costs shall equate to 1% plus VAT and surveyors costs 1.5% plus VAT of the purchase price offered.

Contacts

Sue Singer
Valuer

Tel: 029 20785460
Fax: 029 20785467
email: ssinger@cardiff.gov.uk

Corporate Services
Strategic Estates Division
The Highway Depot,
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Leckwith, Cardiff
CF11 8TX

Rob Green
Land Strategy Manager

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Corporate Services
Strategic Estates Division
The Highway Depot,
Brindley Road
Leckwith, Cardiff
CF11 8TX

If you require this document in Welsh please email the valuation inbox valuation@cardiff.gov.uk.
Also feel free to visit our website at www.cardiffcouncilproperty.com

Disclaimer:

- 1. The information above and contained within this document is given as a general outline only for the guidance of interested parties and does not constitute part of an offer or contract.*
- 2. All descriptions, dimensions, plans, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any interested parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- 3. No person in the employment of Cardiff Council has authority to make or give any representations or warranty whatsoever in relation to this property/land.*
- 4. The Council reserves the right not to accept any bid received.*





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FORM OF OFFER

EXPRESSIONS OF INTEREST

**Former HAWTHORN JUNIOR SCHOOL,
HAWTHORN RD WEST, LLANDAFF NORTH, CARDIFF**

Attached to this Offer are details of the proposed development of the site incl:

- a) Redevelopment of site *or* retention and conversion of buildings**
- b) Proposed floor layout and elevation details**
- c) Planning Schedule / current discussion with Planning Department**
- d) Financial Backing**
- e) Timetable for development / Completion of Purchase**



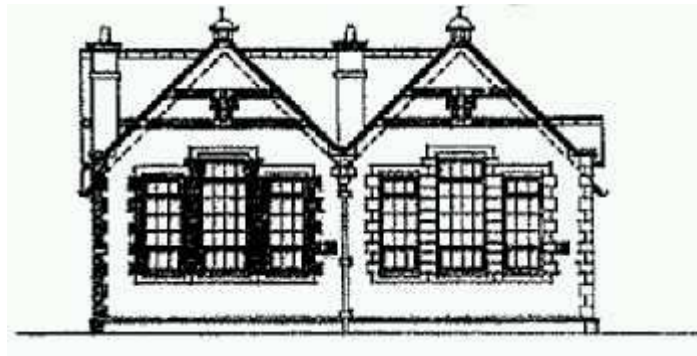
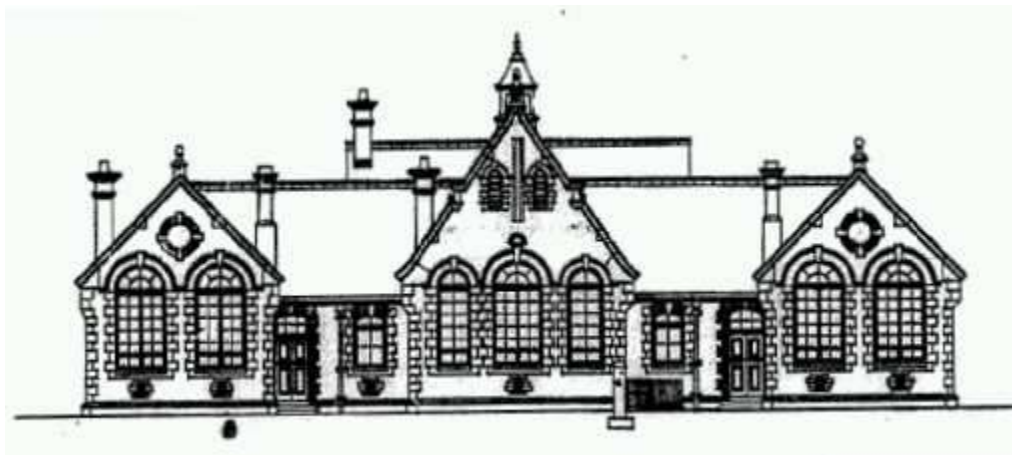
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ADDITIONAL INFORMATION

OPTION A

FRONT ELEVATION DRAWINGS



Hawthorn Junior School, Hawthorn Road West, Llandaff North, Cardiff



Rev No.		Details			Based upon Ordnance Survey 1:1250 mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Cardiff 100023375	
		Drawn by porppin	Scale 1:1250	Date 30/07/2008	Strategic Estates Division Cardiff County Council Beecham Close Cardiff CF11 8XA	
		File Pathname / Project / Drawing No. R:\PROP\INFO\porppin\Hawthorn1.wor			 Chief Officer - Chris the Gaffer	



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I / We.....have read the conditions of sale attached and hereby offer, subject to contract, the sum of:

£(pounds)

.....(pence)

(£ : p) per annum excluding VAT

I / We understand that we are submitting this offer at our own expense and that the Council is not bound to accept any offer.

I / We declare that we are not party to any scheme or agreement under which:

I / We inform any other person the amount of our offer; and/or

I / We have fixed the amount of any offer in accordance with a price fixing arrangement.

I / We accept that the Council is entitled to cancel the contract and to recover from us the amount of any loss resulting from such cancellation if it is discovered that there has been any corrupt or fraudulent act or omission which in any way induced the Council to enter in to the contract.

I / We agree that if, before acceptance of this offer, any doubt exists as to the amount of this offer we will be afforded the opportunity of clarifying the amount of the offer or withdrawing the offer.

I / We agree that the insertion by us of any qualifications to this offer or any unauthorised alterations to any of the particulars will not affect the original text but will cause the offer to be liable to rejection.

I / We agree that the offer will remain open for acceptance by the Council and will not be withdrawn by us for a period of 28 days from the last date fixed for the receipt of offers or any notified extension thereof.

I / We certify that this is a bona fide offer.

This is not a binding offer and the Council reserves the right to not accept any offer received.





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Background Information

Name
Address
Telephone Details
Signature
Agent
Agent Contact Details
Name of Solicitor
Solicitor Contact Details

Where the Offeror is an incorporated " body or " association, the company secretary or a duly authorised director " or trustee " should sign. In the case of a partnership a partner should sign. In the case of an individual the proprietor should sign.

All offers must be received not later than 12 noon on Monday 20th December 2010

THIS FORM OF OFFER SHOULD NOT BE DETACHED AND THE WHOLE DOCUMENT SHOULD BE RETURNED INTACT
IN THE ENVELOPE PROVIDED TO

The Management Support Officer, Finance, Property and ICT, Strategic Estates Division,
The Highway Depot, Brindley Road, Leckwith, Cardiff, CF11 8TX



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Background Information

Full Details of Proposed Use (continue on separate sheet if nec.)

Other supporting information e.g. Business Plan etc.
(continue on separate sheet if nec.)

Where the Offeror is an incorporated “ body or ” association, the company secretary or a duly authorised director “ or trustee ” should sign. In the case of a partnership a partner should sign. In the case of an individual the proprietor should sign.

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