On the instructions of Administrators



Certified B Corporation

For Sale

Durham High School
South Road, Durham DH1 3TB

Sanderson Weatherall

Property Summary

Comprising substantial school premises, having been extended through the years to provide an independent day school for 3 to 18 year old students until its recent closure.

Providing around 85,000 sq ft of accommodation across a range of purpose built buildings, the most recent completed in 2007. The property also includes residential accommodation for teaching / support staff.

Set within 13.77 acres, surfaced playground, astroturf and grass sports pitches, car parking and woodland areas are also provided.

The property's availability presents an opportunity for continued school and / or other educational-based uses as well as the potential for alternative use(s), including redevelopment, subject to the necessary consents.



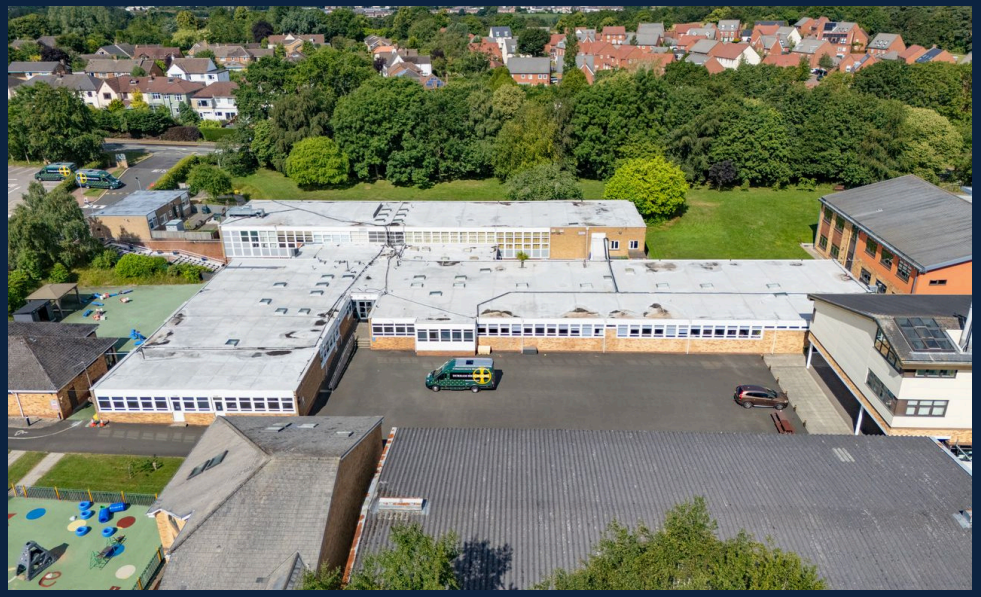
The Site

The freehold site boundary, as we understand it, is shown edged red on the adjacent plan, in all extending to 13.77 acres (5.57 hectares).

Map Key

1. Main building
2. Bungalow
3. Sixth Form Centre
4. Hurworth
5. Salter
6. Sports Hall
7. Walters
8. Nursery
9. Junior Hall



























Accommodation

Building	sq m	sq ft
Main Building	2,501.0	26,920
The Bungalow	97.9	1,054
Sixth Form Centre/ Fisher Building Ground	617.3	6,645
Hurworth	1,538.8	16,564
Salter Ground	647.0	6,964
Salter First	688.1	7,407
Sports Hall	822.6	8,855
Walters	562.6	6,055
Nursery	217.4	2,340
Junior Hall	174.2	1,875
Workshop	40.3	434
Total	**7,907.1**	**85,112**

Planning

There is an extensive online planning history relating to the property, dating from the mid 1980's.

The property is located within Green Belt with parts of the site forming Areas of Higher Landscape Value (AHLV).

Any specific planning related enquiries, including the potential for alternative uses and / or redevelopment, should be directed to the local authority's planning department

- planning@durham.gov.uk
- 03000 262 830

Tenure & Terms

The property is held freehold under the following Land Registry references:

- DU263596
- DU218620
- DU82483

The sale is subject to an overage agreement which will expire in December 2031 - further details on request.

Rateable Value / Council Tax

“School & Premises’

Rateable Value £270,000

The bungalow falls under Council Tax band ‘B’ with £2,039 payable in the 26/27 rate year.

Method of Sale

Offers are invited for the freehold interest.

Whilst our client’s preference is for unconditional offers, conditional proposals will be considered.

VAT & Costs

We understand the property is not elected for VAT but our client reserves the right to make an election,

Each party will be responsible for their own costs.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

EPC’s and title documentation are available upon request.

Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Neil Bestwick
07710 986 992
neil.bestwick@sw.co.uk

Kevin McGorie
07901 710 671
kevin.mcgorie@sw.co.uk

Mark Convery
07525 872 141
mark.convery@sw.co.uk



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