



Summary Property Report - Asset Disposals (Part 1)
Wyke School Reception Building, Normandy

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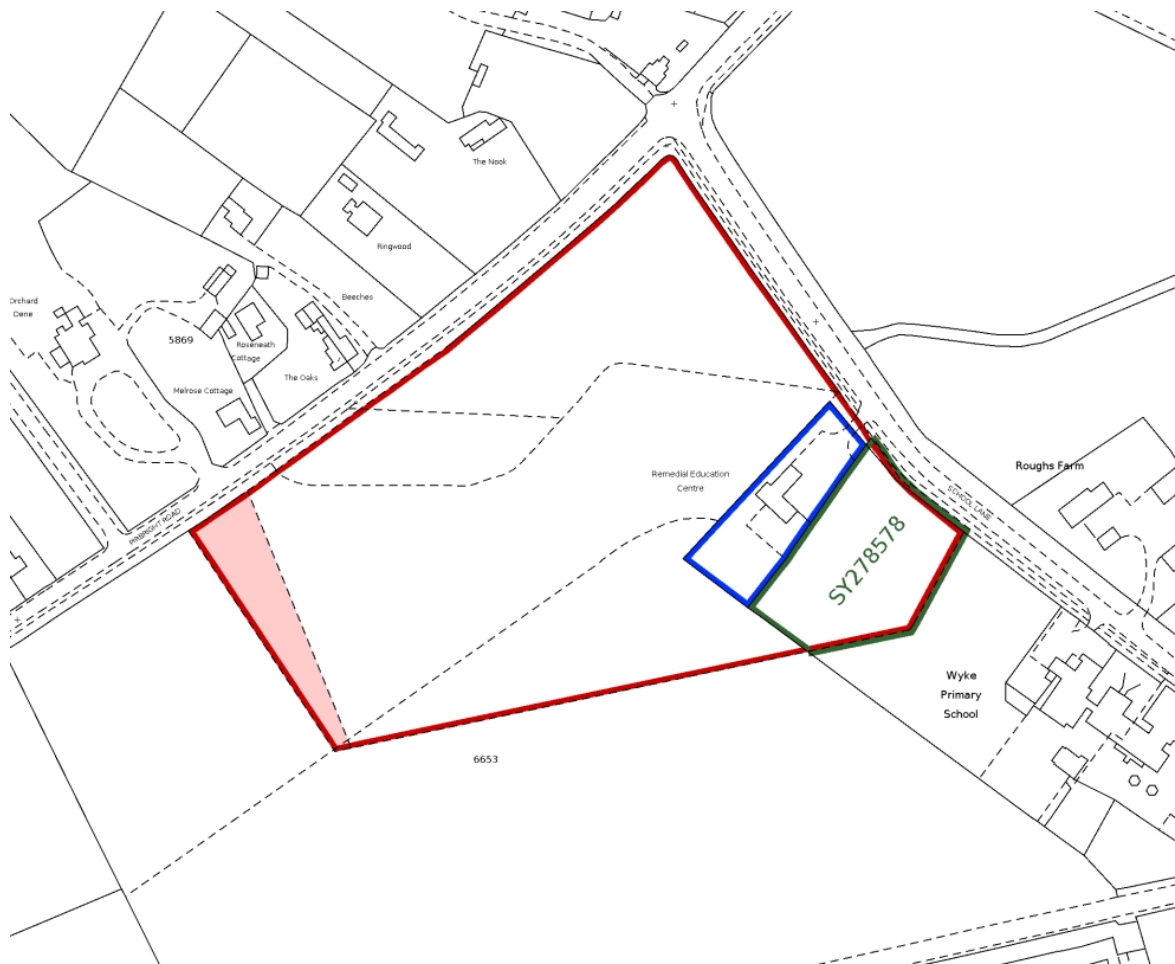
Lead Councillor: Councillor Richard Lucas

1.0 Property description and location

- 1.1 Wyke School Reception Building site comprises a single building shown in the photo below:



- 1.2 A site plan is provided below showing boundaries of the site outlined in blue being considered for potential disposal:



2.0 Summary findings from the Asset Management Framework decision tree process

2.1 The Asset Management Plan for the asset showed an Outcome of 'Sell'. This outcome was based on the client service confirming this site is no longer an essential Council owned asset and lent its support for it to be considered for sale as part of the Asset Disposal Programme. The school is operated by a privately owned academy and officers do not believe that its sale would impact on Council corporate/service objectives.

3.0 Historic and current use

3.1 The current use is as a school building.

3.2 The property is let to The South Farnham Education Trust on a contracted out 5-year lease from Oct 2019, with a three-year mutual break option, operable on six months prior written notice at a rent of £18,000 per annum. Discussions have taken place with the tenant for a new 5-year lease to be entered into at a market rent estimated at £30,000 per annum.

3.3 Wyke Primary School closed in June 2024 when the lease was assigned and is now operated by the South Farnham Education Trust. The current lease is due to expire October 2024.

4.0 Legal Title

4.1 The property is part of Land Registry title SY162254 and there are restrictive covenants affecting the use of the property which a buyer will need to be aware of.

4.2 The Council can sell the property in accordance with section 123 of the Local Government Act 1972, as amended.

5.0 Planning context and planning history

5.1 Brief summary of the relevant planning history: None relevant.

5.2 Current use: Reception to the adjoining Primary School.

5.3 Local Plan information:

- Green Belt
- Site of Importance for Nature Conservation (SINC).
- Special Protection Area (SPA) 0 – 400m

5.4 Potential Development Options to be considered (in planning terms):

- **Continued use as school reception building**
- **Change of Use:** Policy ID7 of the LPDMP reads; 'Community facilities will be retained for the benefit of the community and development proposals resulting in their loss or change of use will be resisted unless it is demonstrated that:
 - a) adequate alternate provision exists or a replacement facility of an equivalent or better standard is to be provided in a location equally or more conveniently accessible to the facility's current catchment area; or
 - b) there is no longer a need for the facility in its existing or alternative community use and its retention for such uses has been fully explored without success'.

Any application for change of use of the building must be supported by a clear evidence base to establish the above. Should it be accepted that the reception building is no longer needed, or

if alternate provision exists, a change of use or development of the existing building could be considered.

6.0 Planning Services Comments

6.1 Whilst the development potential of the site is limited at present, should an alternative school provision be provided in the future or there no longer be a need for the reception building to be in this location, there would be options for redevelopment. It is the opinion of the Local Planning Authority that any sale of the property should be subject to an overage provision mindful of such future potential.

7.0 Property Market Commentary (See Part 2)