

FOR SALE



**Church Bank Cemetery
Lodge and Chapels,
Wallsend**
Closing Date:
12 Noon Friday 29th
July 2022



North Tyneside Council

Working in partnership with

capita

Proposals and plans are welcomed for an exciting and unique development opportunity to improve and renovate the property known as Church Bank Cemetery Lodge, together with two chapels within the Church Bank cemetery grounds, Wallsend. Applications should include details on proposed use, timescales for refurbishment, funding streams as well as level of financial offer.

Area information

The Metropolitan Borough of North Tyneside is a borough of Tyne and Wear, in North-East England and is part of the Tyneside conurbation.

North Tyneside is bounded by Newcastle upon Tyne to the West, the North Sea to the East, the River Tyne to the South and the county of Northumberland to the North.

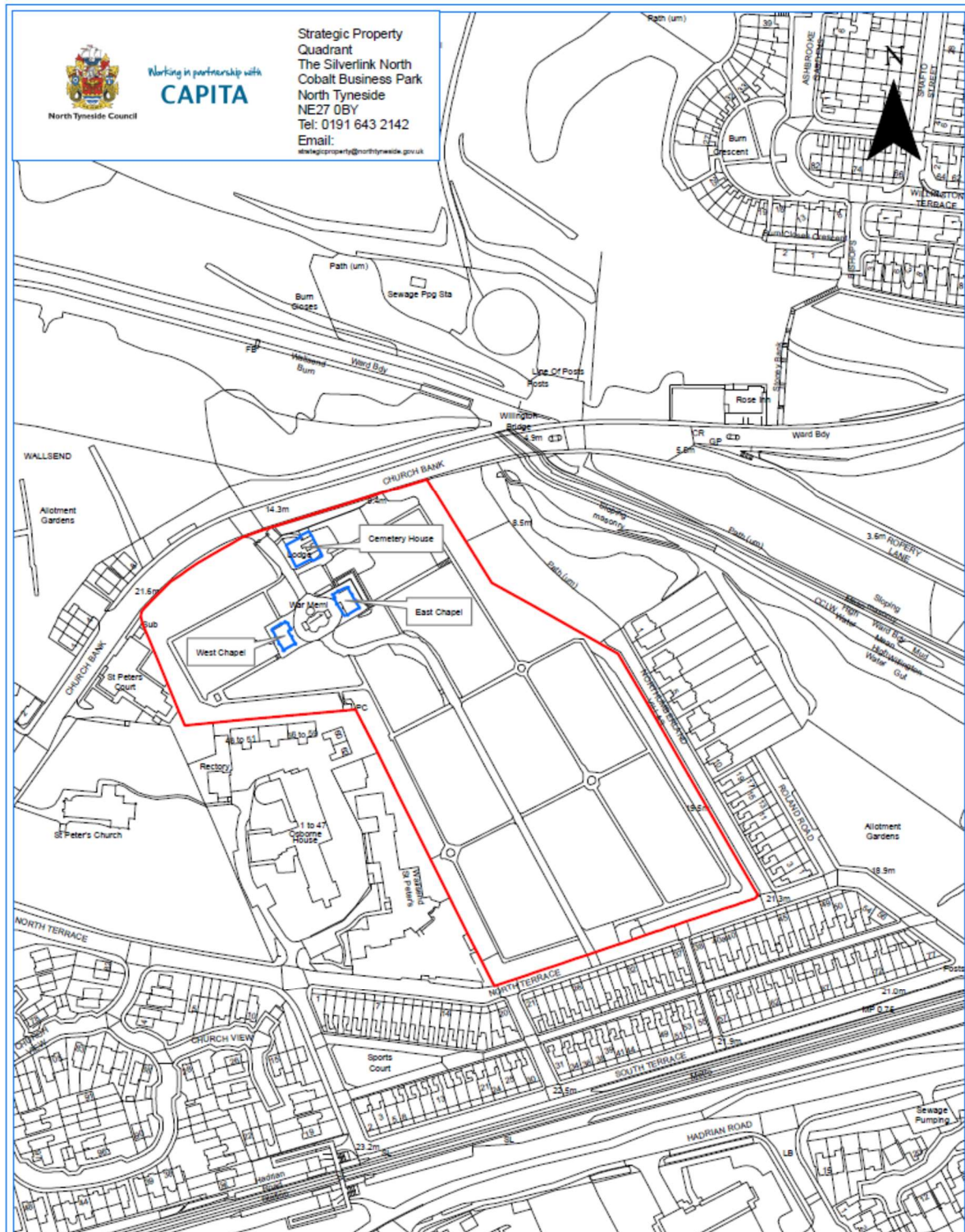
The land and buildings available for sale are located within the grounds of Church Bank Cemetery and are accessed off the A193 Church Bank, Wallsend.

The properties are situated within the heart of the Wallsend area of North Tyneside and benefit from access to excellent local amenities, with various shops and hospitality establishments within walking distance. Wallsend Town Centre is also easily accessible via a range of available transport links. .

The A19 and Tyne Tunnel is a short distance to the east, and the A1058 Coast Road to the north offers good links to Newcastle. Other popular areas of the borough of North Tyneside, including Tynemouth and Whitley Bay are also easily accessible and there are nearby metro stations at Hadrian Road and Howdon Metro Stations.



Location Plan



Registered Title No: TY447202

Property description

The Church Bank Cemetery Lodge is a stone-built construction with a slated tiled pitched roof and comprises of two floors located within the grounds of Church Bank Cemetery. The ground floor accommodation comprises an entrance hall, living room, kitchen with rear annexe and rear bathroom. At the first floor there are two dormer bedrooms. The Cemetery Lodge was formerly occupied as residential accommodation but has been vacant for several years now.

The East and West Chapels are a single storey appearing to date from the mid-1800's.

The Coffin Biers (x2 with one linked to each chapel) are single storey structures; we understand they were originally used for the temporary display of funeral coffins.

All three properties are important assets within the St Peters Conservation Area and are in need of full refurbishment.

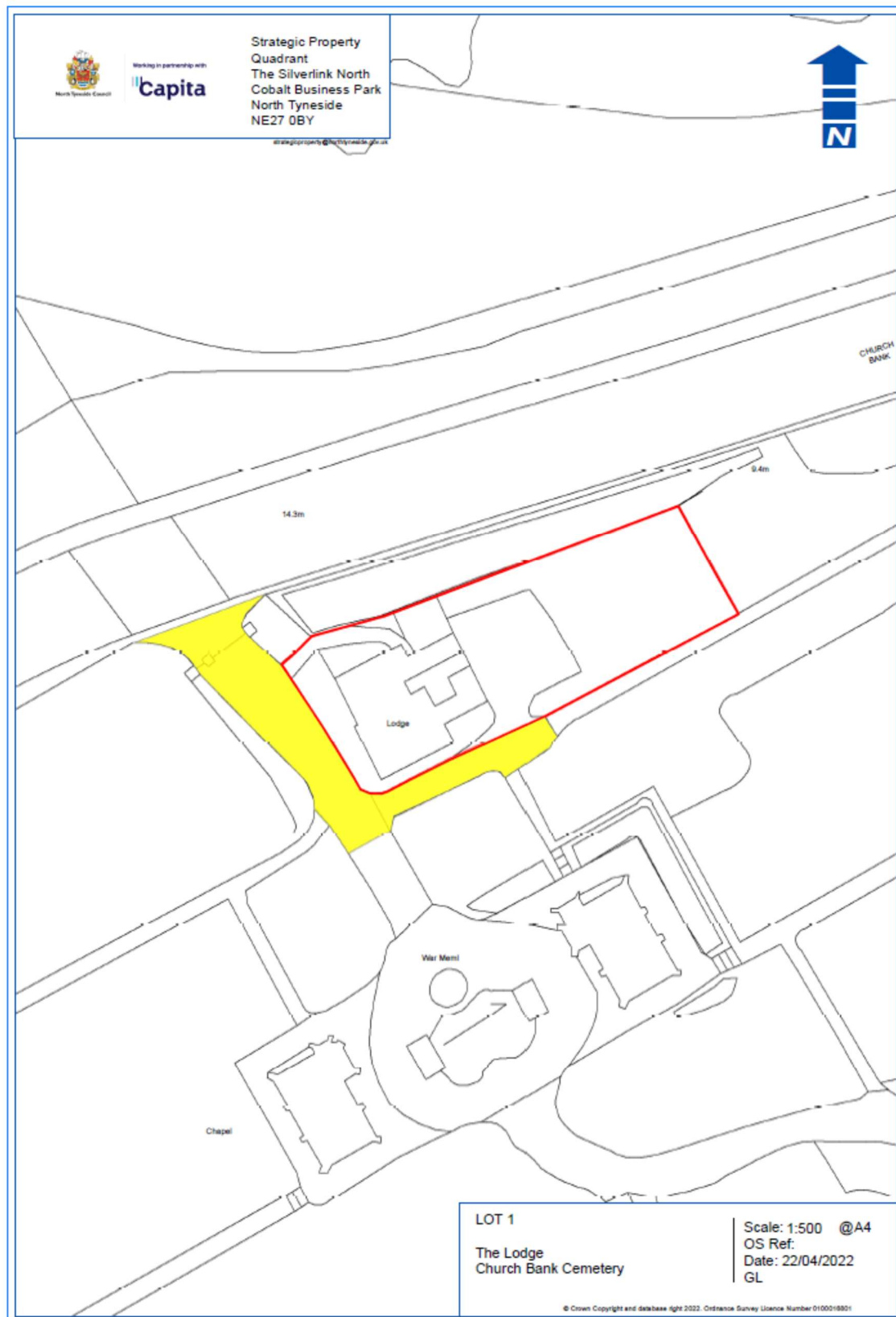


The properties, as shown below identified as 'Lot 1, 2 or 3', are available for either a combined sale or individually.

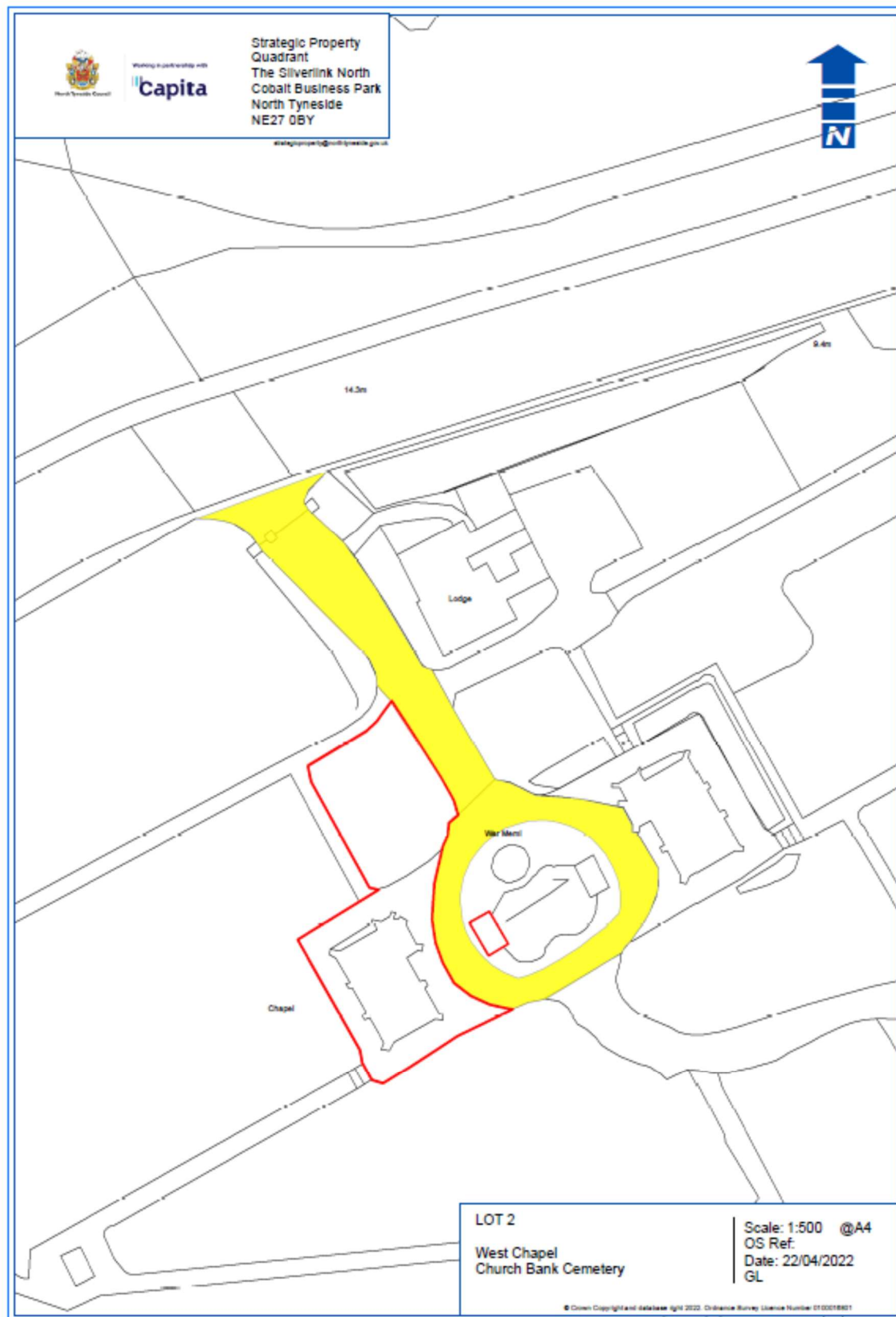
Parking arrangements can be considered for Lot 1 to the rear of the property. In terms of Lot 2 and 3, the Council would be willing to consider up to a maximum of two parking spaces being developed with these sites. The development of any parking areas, however, will only be considered on the basis that proposals are brought forward to the Council that are of a sympathetic design, taking into account the location and the assets being within the St Peters Conservation Area.

Lot 1 benefits from gas, electricity, and water services. Interested parties are required to make their own investigation in respect of what services can be made available for Lot 2 and 3.

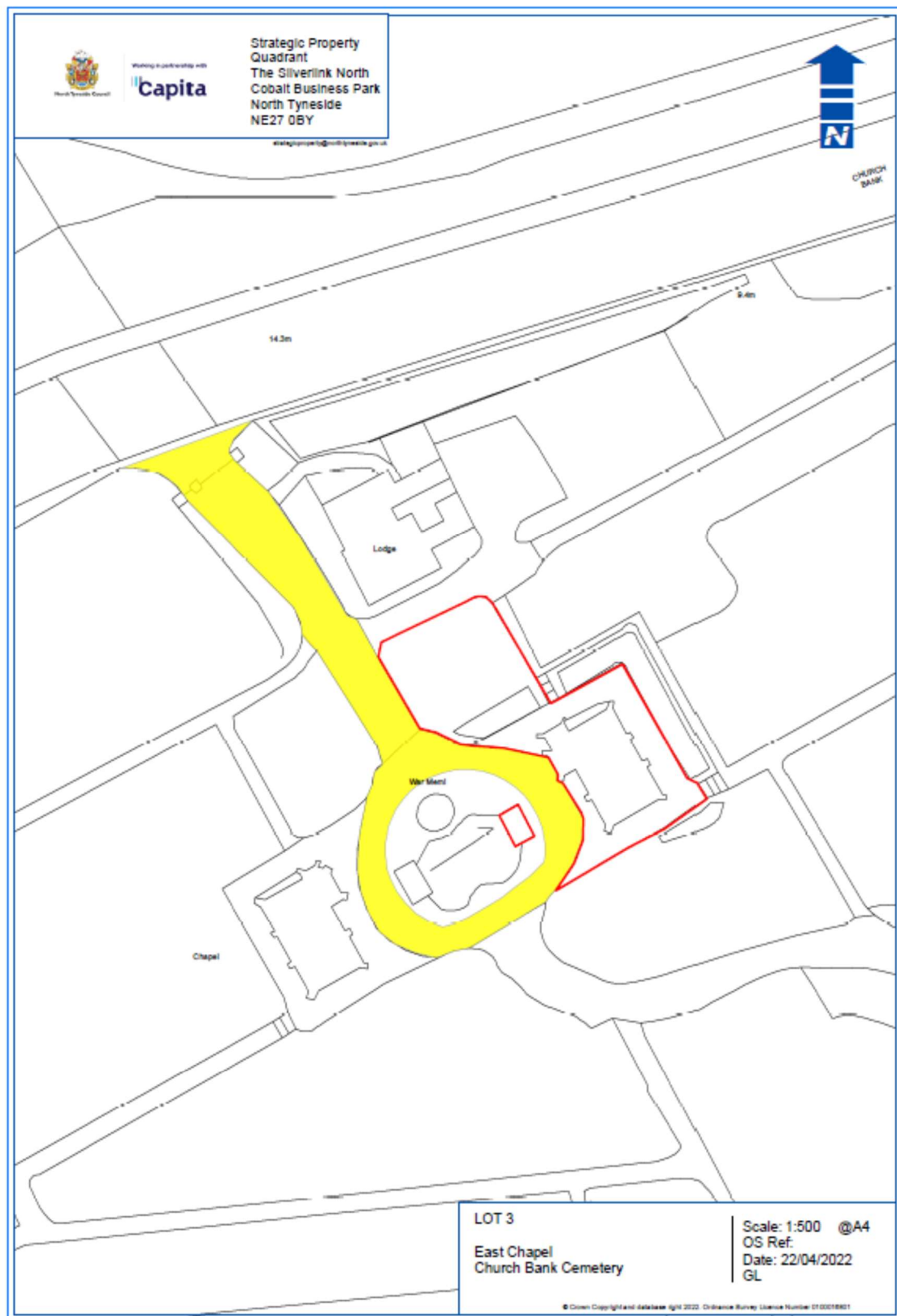
Lot 1 – The Lodge



Lot 2 – The West Chapel



Lot 3 – The East Chapel



Alternative Uses



Alternative uses for the properties will be considered on their merit taking into consideration the important status of the buildings together with their sensitive location within the cemetery.

Church Bank Cemetery is still a working asset of the Council and considerations will therefore be required in terms of parking and access arrangements to the land and buildings that are available for sale.

If an alternative use is proposed the offer should be accompanied by adequate and relevant information on the proposal, details of experience of similar projects, confirmation of funding and schematic drawings, where possible.

All offers received will be assessed on their suitability by the Council taking into account the following criteria: -

- Does the proposed use respect the sensitive location of the building/s
- Is the proposed use acceptable in terms of meeting the Council's planning, access and parking policy requirements.
- Is funding available for the proposal.
- Experience of similar projects.

To assist with this assessment all offers should be accompanied by adequate and relevant information on the proposal with particular reference to each of the bullet points above and should be accompanied by schematic drawings, if applicable.

Assessment of Offers

All offers received will be scored on their suitability by the Council considering the following criteria: -

A) Price will be scored to a maximum of 40%

Evaluation Criteria	Percentage Weighting	Each question will be scored as follows:
Price for the site	40%	The highest price (which should be unconditional) offered for the site will score a maximum 40% . Lower offers will be scored on a pro rata basis e.g., a price exactly half that of the highest will score 20%.

B) In addition to Price five quality criteria will be scored to a maximum 60%

Each question will be scored from 0 to 10 as follows: -

- 0 = No evidence in the response at all how the proposal addresses the criteria
 - 2 = Very minimal evidence about how the proposal addresses the criteria
 - 5 = Satisfactory level of evidence about how the proposal addresses the criteria
 - 8 = Good level of evidence about how the proposal addresses the criteria
 - 10 = Excellent level of evidence about how the proposal addresses the criteria
- Percentages are indicated against each individual question.

Quality Question	Evaluation Criteria	Weighting	Scoring
1	How is the proposed use of the building sympathetic with the sensitive nature of the location?	40%	
2	How does the proposal address the refurbishment of the building, whilst considering the location within the St Peters conservation area?	10%	
3	How does the proposal demonstrate the bidder's track record of delivering similar projects and that the bidder has sufficient resources to implement the project? Bidders should demonstrate how they intend to fund their proposal.	5%	
4	What are the anticipated project timescales of implementation from purchase, applying for planning permission through to completion of the development?	5%	

Contact Details and Site Access

Access to the buildings at Church Bank Cemetery are strictly by appointment only. Access to the external areas of the building is unrestricted.

- Strategic Property

Mathew Tait –Property Surveyor

E: mathew.tait@northtyneside.gov.uk

T: 07936 332 528

Graeme Lockhart – Trainee Property Surveyor

E: graeme.lockhart@northtyneside.gov.uk

T: 07548 712 560

- Planning

You can view the adopted Local Plan and other policy documents at

www.northtyneside.gov.uk/planning

Rebecca Andison – Senior Planning Officer

E: rebecca.andison@northtyneside.gov.uk

T: 07874 611 013

Tender Process

Offers should be submitted on the enclosed Offer Form and submitted along with all supporting documentation.

The Offer Form and supporting documentation should be sealed in an unmarked envelope.

The green adhesive address label supplied should be adhered to the front of the envelope. Tenders submitted without the correct label attached risk being opened prior to the closing date for offers and as such would need to be removed from the selection process.

Legal and Surveyor Costs

The Council's legal and surveyor's costs shall be paid by the purchaser. The Fees incurred in connection with this transaction are 2% Surveyor Fees and 2% Legal Fees of the purchase price subject to a minimum fee of £2,000 (Two Thousand Pounds).

Closing Date for Offers

All offers are to be submitted with the green adhesive label attached to the envelope to the following:

Mrs Pamela McGorie, Head of Estates – NTC Partnership, Quadrant, The Silverlink North, Cobalt Business Park, Tyne and Wear, NE27 0BY.

The closing date for offers is:

12.00 noon on FRIDAY 29th July 2022

Any offers received after this deadline or not in accordance with the offer's procedure outlined above will not be considered.

Policy and Planning

Predominant land use

Buildings and land with Church Bank Cemetery.

Surrounding area

The site is set within the wider cemetery. Beyond the cemetery to the southwest, north west and west are residential properties.

Layout

Comprises the cemetery lodge and chapels set within open space.

Scale and setting –

The site contains the two chapels, lynch gates and the cemetery lodge (1.5 storey), which are surrounded by graveyards and open space.

Building types/Uniformity of age and styles

The cemetery and the buildings within date from the mid 1800's. The lodge and chapels are constructed from sandstone. The cemetery and buildings are included on the Council's Local Register due to their historic and architectural interest.

Architectural / Townscape / Streetscape / Open space quality

Located within St Peters Conservation Area and included on the Local Register because of its special architectural and historic interest. The cemetery and associated buildings make an important contribution to the character of the area.

The site is designated as Open Space within the Local Plan and contains trees, hedges and grass. It is within a designated wildlife corridor.

Level of activity (Tranquil / Vitality)

Little pedestrian or vehicular activity.

Surrounding area

Traffic and pedestrian movements along Church Bank Bedford Street to the west.

Traffic / Pedestrian movement

Little pedestrian or vehicular activity.

Potential Uses

Any significant increase in built development is unlikely to be viewed favourably due to the Open Space designation and environmental constraints.

The Cemetery Lodge is a residential dwelling, and this use can continue. Uses within the other buildings will be considered on their individual merits

Development Constraints

St Peter's Conservation Area
Included on the Local Register
Designated Open Space
Wildlife Corridor
Area of archaeological interest
Contaminated land Buffer Zone
River Tyne North Bank Area
CIL Commercial Charging Zone C
CIL Residential Charging Zone U0
Impact risk zone for Northumbria Coast SPA/Ramsar site (0-6km)
Strategic Policy Area Wallsend and Willington Quay

Planning Officer Comments

Development has the potential to impact the wildlife corridor, mature trees, biodiversity and result in the loss of good quality open space. Any development would need to demonstrate that it meets the following Local Plan Policies:

DM5.2 Protection of Green Infrastructure
S5.4 Biodiversity and Geodiversity
DM5.5 Managing effects on Biodiversity and Geodiversity
DM5.7 Wildlife Corridors
DM5.9 Trees, Woodland and Hedgerows

Depending on the nature of the development following surveys/information may be required in support of a planning application:

- Bat Surveys of any buildings identified for renovation or demolition
- Bat Risk Assessment of any trees identified for removal/pruning
- Ecological Impact Assessment (EclA)
- Biodiversity Net Gain (BNG) Assessment undertaken in accordance with the DEFRA Biodiversity Metric 3.0 and the Mitigation Hierarchy.
- Landscape Mitigation Plans to demonstrate delivery of BNG in accordance with the BNG Assessment and Metric calculations.
- Arboricultural Impact Assessment (AIA)
- Lighting Impact Assessment
- Drainage Strategy
- Open Space Impact Assessment
- Information to demonstrate that it meets Planning Policy in relation to Biodiversity, Open Space, Wildlife Corridors and Trees.

Development must comply with the Parking and Highways SPD in terms of parking standards, cycle parking standards, public transport etc.

Depending on the nature of development the following may be required in support of a planning application:

A swept path analysis of all appropriate service vehicles required for site access and internal layout
Refuse and service management strategy, including storage areas, collection areas & swept path analysis of appropriate council refuse vehicle

Relevant Policies

Local Plan 2017

General Policies:

S1.4 General Development Principles

DM1.3 Presumption in Favour of Sustainable Development

Economic development:

AS2.5 River Tyne North Bank

Retail and Town Centres

DM3.4 Assessment of Town Centre Uses

Housing

S4.1 Strategic Housing

S4.5 Criteria for New Housing Development

DM4.9 Housing Standards

Design

DM6.1 Design of Development

Heritage

S6.5 Heritage Assets

DM6.6 Protection, Preservation and Enhancement of Heritage Assets

Pollution

DM5.18 Contaminated and Unstable Land

DM5.19 Pollution

Environment

DM5.2 Protection of Green Infrastructure

S5.4 Biodiversity and Geodiversity

DM5.5 Managing effects on Biodiversity and Geodiversity

DM5.7 Wildlife Corridors

DM5.9 Trees, Woodland and Hedgerows

DM5.14 Surface Water Run Off

Highways

DM7.4 New Development and Transport

Waste -

S7.7 Waste Management

DM7.9 New Development and Waste

Area policies –

AS8.1 Wallsend and Willington Quay Sub Area

Other policies

Design Quality SPD

Transport and Highways SPD
Coastal Mitigation SPD
Local Register of Buildings and Parks SPD
St Peter's Conservation Area Character Appraisal

Community Infrastructure Charging Schedule 2019

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.