

## **Low Bank Ground and Hinning House Outdoor Education Centres Option Appraisal Process & Expressions of Interest**

Low Bank Ground and Hinning House Outdoor Education Centres have a long and successful history of delivering innovative, real, relevant, and exciting experiences to young people from Wigan. By using different activities as vehicles for learning, the focus has always been the development of the whole child. Visits to Centres often count as the most memorable in a young person's school career, the trip to the Lake District providing for many their first trip away from home and a chance to see the world through different eyes.

Wigan Council is undertaking an Option Appraisal of the centres and as part of this options review and prior to discussion by Wigan Council's Cabinet we are undertaking some soft market testing of what the market could potentially deliver and what interest there is in this opportunity. This advertisement is not limited to outdoor education specialists, or to large companies, we are interested in hearing from all interested parties.

Please note we are merely exploring possible opportunities at this stage.

If you are interested in a discussion about the possibilities for these sites please complete the Expression of Interest Form and return via e-mail to: [peppro@wigan.gov.uk](mailto:peppro@wigan.gov.uk) by no later than **5:00pm, Friday 4th June 2021**.

# OPTION APPRAISAL - INFORMATION PACK

## CUMBRIA OUTDOOR EDUCATION CENTRES

### Construction Details:

#### Low Bank Ground, Coniston, Cumbria, LA21 8AA.

The Centre can currently accommodate up to 52 people in two self-contained buildings - Highfield and Rough Close.

- Highfield sleeps 36 in 10 bedrooms. Five bedrooms have en-suite bathrooms and a high dependency suite also has full hygiene facilities.
- Rough Close sleeps 14 in four bedrooms, each with their own bathroom

Highfield and Rough Close both have dining facilities, a small kitchen, social areas, drying room and Wi-Fi access.

The site includes adjacent agricultural land.



External photos taken July 2017



Internal Photos July 2017

### Low Bank Ground (Block 1):

The property is a former farm, Low Bank House, which was built in 1800's and converted and expanded in 1985 to form an education activity centre, with two accommodation buildings (Highfield House and Rough Close), visitor centre, stores and workshops, boathouse and farmland. The centre can currently accommodate 52 people.

The two-storey detached building has stone walls, with some elevations being rendered and painted. The slate roof has a timber frame, and a variety of double pitched slopes, with dormers. Internally the walls are constructed of stone, block work and stud partitioning, with finishes of painted plaster, painted wallpaper and ceramic tiling.

The building is centrally heated and fitted with built in cupboards and seating. There are Georgian style double glazed windows and doors. The floors are covered in carpet, slate tiles and quarry tiles.

The accommodation to the ground floor includes, two entrance lobbies, reception hall, fully fitted catering kitchen, study classroom, living room, two dining rooms, office, toilet, drying room, and stores. The first-floor accommodation includes a two-bedroom flat with lounge and kitchen, an office, two bedrooms, three storage rooms and a bathroom.

### **Highfield House (Block 2)**

Highfield House is a two-storey, stone detached building with rendered and painted elevations. The slate covered roofs are of timber construction and double pitched with dormers. Most of the internal walls are masonry and timber with a plaster and painted finish. The first floor is of timber construction and the ground floors are of solid concrete. There is a single storey extension which has a pitched slate covered roof, brick walls (rendered and pebble dashed) and solid concrete floor, which is fitted out as a high dependency suite. There are Georgian style double glazed windows and doors. The building is heated, and the accommodation provides five bedrooms, five bedrooms with en-suite facilities, lounge with kitchen and shower rooms.

### **Rough Close (Block 3)**

Rough Close is a two storey four-bedroom detached stone building. The slate covered roofs are of timber construction and double pitched with dormers. Most of the internal walls are masonry and timber studwork with plaster and painted finish. The first floor is of timber construction and the ground floors are of solid concrete. The single storey extension has a flat felt covered roof and rendered/ painted elevations. There are Georgian style double glazed windows and doors. The building is heated.

The accommodation provides an entrance hall, lounge, kitchen and four bedrooms each with their own bathroom.

### **Boat House (Block 4)**

This is a single storey stone built detached building. The roof is of timber construction, double pitched with slate covering. Internally the floors are timber and there is a timber mezzanine storage area with timber studwork. Two single storey timber extensions have been added to the main boathouse, which have slate covered mono pitched roofs. There is also a timber jetty.

### **Equipment Store (Block 5)**

A single storey detached L-shaped building mounted on a concrete base, constructed of timber with a pvc coated profile metal sheet roof.

### **Garden Stores (Block 6)**

A single storey detached stone store with a slate covered mono pitch roof.



## Hinning House, Seathwaite, Broughton in Furness, LA20 6EG.

Hinning House can accommodate up to 30 people, in seven bedrooms. The Council's ownership also includes 2 non-traditional, Airey type houses.



Photos taken August 2019

## **Hinning House**

The activity centre was built in 1979 and extended in 1983 and accommodates 30 visiting guests. This two-storey building has stone faced walls and a timber framed, double pitched, slate covered roof. Internally the walls are constructed of block work and stud partitioning and are plastered and painted. The floors are covered in carpet and quarry tiles and the building is fully fitted with built in cupboards and seating. There are double glazed windows and doors to the front rear and side elevations. The building has an oil-fired boiler and central heating radiators. Lighting is provided by fluorescent fittings. The buildings have mains electricity services, a local water supply, bottled gas and septic tank drainage.

The accommodation to the ground floor includes two entrance lobbies, fully fitted catering kitchen, study classroom, living and dining room, drying room and stores. The first floor includes nine bedrooms and dormitories, three fully fitted toilets/shower rooms, one office and stores. In addition, there is a single storey laundry room and a separate bike and general store. To the rear of the building is a stone flagged patio, seating area and lawns/garden. A parking area adjoins the road frontage.

### **1 Hinning House Cottages**

A three-bedroom semi-detached Airey type house built in the 1950's, which is of non-traditional construction (prefabricated reinforced concrete). The pitched slate roof is supported on a timber frame. The elevations have external precast concrete shingles attached to the concrete frame. The gable end has tile hanging to the upper elevations.

The first floor is of timber construction on steel joists and the ground floors are of solid concrete. Most of the internal walls are timber studwork. There is a single storey utility extension which has a pitched slate covered roof, brick walls (rendered and pebble dashed) and solid concrete floor.

This property has not been occupied for many years.

### **2 Hinning House Cottages**

A three-bedroom semi-detached Airey type house built in the 1950's, which is of non-traditional construction (prefabricated reinforced concrete), which was refurbished in 2015. The elevations have been insulated and overclad with a pebbled-dashed covering. The windows are UPVC double glazed units. Internally the dividing walls are stud construction, covered in plaster and painted.

The accommodation provides an entrance hall, lounge, dining room, kitchen, utility with WC and store to the ground floor and 3 bedrooms and shower room to the first floor.

## **Frequently Asked Questions**

### **Are the properties for Sale?**

At the present time the Council has not made any formal decision. This information gathering exercise will inform the Council's Option Appraisal and the Council's Cabinet will consider the results of the Option Appraisal Process at a future meeting.

### **What is the Valuation?**

No valuation information will be released as part of this process, nor is it expected that interested parties should seek formal valuation advice prior to submission of an Expression of Interest Form for the Option Appraisal Process.

### **Can I inspect the Building?**

It is not planned to hold any viewings of the property as part of this process. Once the Option Appraisal Process has been concluded, if the Council decide to pursue a formal procurement process, interested parties will be given the opportunity to view the centres.