



OPPORTUNITY TO LEASE FORMER SCHOOL

March 2026

High Hills and 45 St Margarets Way, Brotton
To let by way of Informal Tender



- Available to occupy in whole or in part by way of lease on terms to be agreed.
- Two premises formerly used as a special education school.
- Bids by way of informal tender to be submitted by 12 noon on **15th May 2026.**
- Bid proforma available upon request.



this is Redcar and Cleveland

Redcar and Cleveland Borough Council work with external stakeholders whose expertise can help reinvigorate and regenerate surplus Council properties and their surrounding areas. Income generated from the sale, lease or licence of these properties is reinvested to help secure and improve Council services.

LOCATION

Sharing the same site, High Hills and 45 St Margarets Way are situated in the village of Brotton, a predominantly residential community located a short distance from the North York Moors National Park. The properties benefit from a rural village setting whilst maintaining accessibility to nearby towns and transport links.

The properties are positioned on the northern periphery of the village, offering a convenient location for families and community services. Public transport is easily accessible, with bus services to Redcar, Middlesbrough and Whitby available within a ten-minute walk.

Brotton is well connected by road and lies within five minutes of the A174, fifteen minutes of the A171 (connecting Redcar and Cleveland to the North York Moor National Park) and thirty minutes of the A19 (connecting the Tees Valley to the A1(M)).

DESCRIPTION

Both properties are of block/brick and pitched roof construction. Externally, 45 St Margarets Way benefits from a large artificially grassed playing space and two garages, whilst High Hills benefits from a small garden area. Both properties benefit from a shared on-site car park with an exclusive use car park adjoining.

Internally, 45 St Margarets Way benefits from various sized classrooms/offices, a kitchen with dining hall and large enclosed courtyard. High Hills benefits from a reception area, various sized classrooms and teaching spaces. The property has been identified for educational use; however, other uses could be considered, all subject to the requisite planning permission.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Certificate (EPC) rating for properties is C.

FLOOR AREAS

The properties are arranged over one level with the following approximate floor areas provided for guidance only. Interested parties may wish to verify areas upon inspection when considering their proposals for the space:

High Hills	Square Metres	Square Feet
Classrooms and Teaching Space	245	2637
Reception Area	23	247
Other	112	1205
Total	380	4089

45 St Margarets Way	Square Metres	Square Feet
Classrooms/ Office Space	248	2669
Kitchen	24	258
Dining Hall	46	495
Other	165	1776
Total	483	5197

TENURE

The properties will be offered and occupied by way of a lease. The incoming tenant will be responsible for all repairs, maintenance, communication, insurance and utility costs including, but not limited to, electricity and water. The tenant would need to ensure that supplies to the property meet their requirements. All costs associated with any additional requirements for utilities will be met by the incoming tenant.

BUSINESS RATES

Neither High Hills nor 45 St Margaret's Way currently have a rateable value. Applicants should contact the Council's Business Rates department to ascertain whether the properties would fall within rating.



VAT

All charges (rent, service charges, fees etc) levied under any agreement are exclusive of VAT. RCBC reserve the right to recover VAT if appropriate.

ANNUAL RENT

Rental offers are invited based on the successful bidder becoming liable on completion of a lease for all costs of occupation, utilities, repairs, insurance, business and water rates.

VIEWING

Viewing is by appointment only. Please contact Bryn Suggett or Brian Masterton.

INFORMAL TENDERS

All offers to be submitted on the bid proforma available, with any relevant supporting information around funding, status (e.g. charity, CIC, individual, company), history, plans & proposals for the site.

Bidders may be invited to attend an informal interview process where clarification of their bid would be sought.

LEGAL AND SURVEYING FEES

In addition to any professional fees incurred on their own behalf, the successful applicant will also be required to contribute towards the Council's reasonable legal and surveyor's fees.

In the event that the transaction is not completed, the successful bidder may be required to contribute towards any abortive costs incurred by the Council after the date of acceptance of your offer.

CLOSING DATE

All offers to be submitted by **12 noon on the 15th May 2026** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

"Confidential: Tender for High Hills & 45 St Margarets Way, Brotton"

ACCEPTANCE OF OFFERS

Redcar and Cleveland Borough Council does not bind itself to accept the highest or any offer that may be received for the property. All offers are made without prejudice, subject to contract and Council approval.

BASIS OF OFFER

Offers are invited to let High Hills and 45 St Margaret's Way, Brotton, on the basis set out in these Letting Particulars.

CONTACT DETAILS

Bryn Suggett

Trainee Surveyor
Strategic Assets
Seafield House
Kirkleatham Street
Redcar
TS10 1RT

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Email: bryn.suggett@redcar-cleveland.gov.uk

Brian Masterton

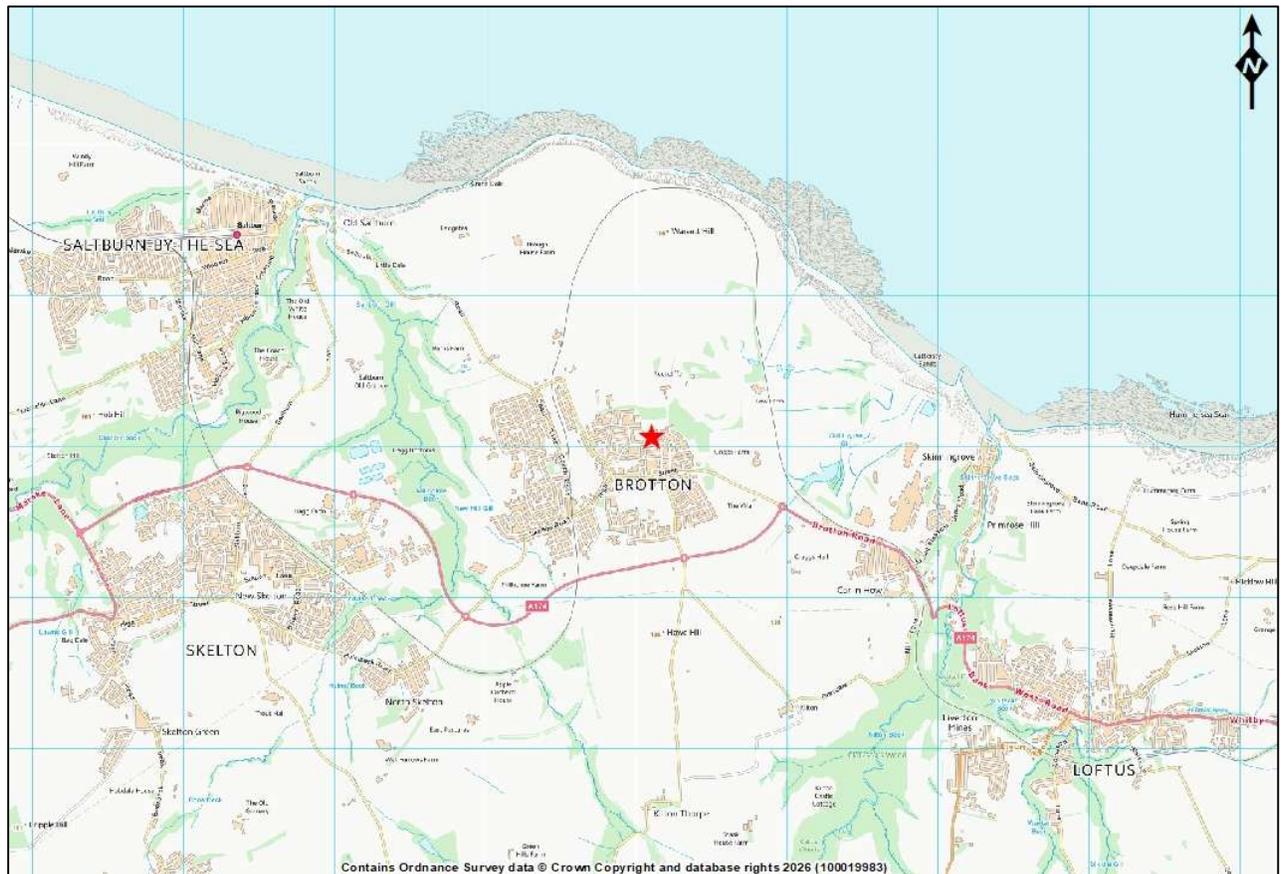
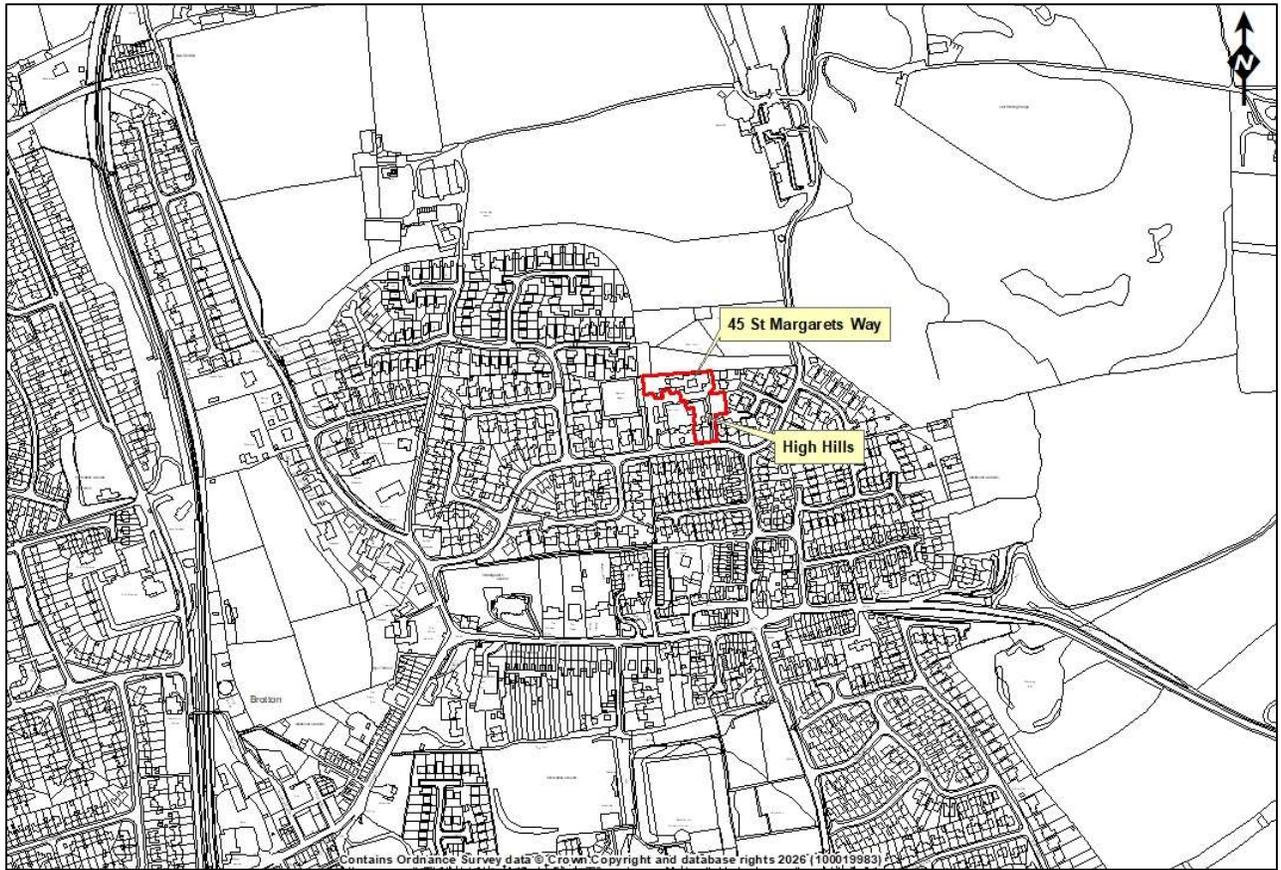
Estate Surveyor
Strategic Assets
Seafield House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 07970 420568

Email: brian.masterton@redcar-cleveland.gov.uk

Please note that RCBC is not obliged to accept the highest or indeed any offer submitted.





45 ST MARGARETS WAY



1. Classroom



2. Classroom



3. Artificial grass playing area



4. Large open plan classroom



5. Kitchen



6. Dining hall



HIGH HILLS



1. Reception office



2. Classroom



3. Classroom



4. Garden

Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Redcar and Cleveland Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT.

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