FOR SALE

FORMER DSO BUILDING, ADJOINING LAND & PUBLIC CONVENIENCE BLOCK, HIGH CROMPTON PARK, ROCHDALE ROAD, SHAW, OLDHAM OL2 7PD

Unity Partnership, on instruction from Oldham Council, is seeking bids from parties interested in renovating the Former DSO Building at High Crompton Park for uses compatible within a park environment on the basis of a licence / development agreement in advance of the grant of a 250 year lease at a peppercorn rent in return for a premium payment.

Closing date for offers: 12:00 Noon on Friday 16th February 2018.

- Subject to receipt of Planning Permission & Building Regulation Approval
- Set within a large formal park situated off Rochdale Road with facilities including a play area, children’s adventure playground and slide, bowling green, multi-use games court and a football pitch; together with more informal play space and naturalised areas.
Location:

The Former Direct Services Organisation (DSO) Building is situated within High Crompton Park off Rochdale Road and is approximately one mile to the north west of Shaw Town Centre.

Please refer to the location plan at Appendix I.

Description:

The two storey property and the existing public convenience block are shown within the site edged red on the plan at Appendix II and these comprise gross external areas as follows:

Former DSO Building: 103.7m² (1,116ft²)
PC Block: 28.5m² (306ft²)

A layout plan of the Former DSO Building is at Appendix III. The ground floor is currently used for storage of materials and equipment used in connection with the Parks Service. The first floor is not used as the load bearing capacity of the joists is sub-standard. Photographs of this space are available upon request.

Viewing:

Viewing is available by appointment only.

Information Pack:

An information pack is available to named parties only. Interested parties much satisfy themselves as to the accuracy of all the information contained therein.

Tenure:

The Council is inviting premium offers for the grant of a 250 year lease at a peppercorn rent in respect of the land and property shown edged red on the plan at Appendix II and on the basis of satisfactorily completing refurbishment proposals under a licence / development agreement in accordance with the attached Terms & Conditions.

Tenderers should note and be mindful that the Council’s title is subject to a covenant indicating that “…the use of buildings within the Park for the benefit of the general public….”. Tenderers will therefore have to satisfy themselves via their own solicitors as to whether their proposed use is in accordance with this covenant or not.

To accommodate the off-street car parking and servicing needs of the proposed new use for the main building, tenderers are required to provide a scheme to demonstrate how their proposals will impact on the Park and how the existing layout could potentially be re-configured.

The lease will be on full repairing and insuring terms and also be subject to the following restrictive covenant, namely:

“No to use the Property or any part of it for the purposes of a school providing main stream primary or secondary education which is State or privately funded on a full time basis and / or to operate a school or place of learning between the hours of 5.00pm and 9.00pm Monday to Friday nor to use the property as a children’s home or a care-home / home for the elderly but shall be used for the Permitted Use only.”

Services:

All services including mains water, electricity, gas and mains drainage are connected to the property.

Any intending lessee must make their own enquiries and satisfy themselves as to the adequacy and capacity of the service supplies for their proposed use.

Asbestos:

Enquiries in respect of the Council’s Asbestos Register should be directed to Unity Partnership’s Property Helpdesk on 0161-770-8880, who will refer to the Asbestos Team.

Energy Performance Certificate:

An Energy Performance Certificate (EPC) reference number: 0693-9391-5130-9100-4303 has been obtained for the property and is attached to these details.

Planning:

The property falls within a Conservation Area and is also subject to Planning Policies relating to Open Spaces and Green Corridors & Links. Please refer to the extract of the Local Plan at Appendix IV.
Interested parties are recommended to direct any further detailed enquiries with regard to their proposed use to:

Planning Services,
Oldham Council
Civic Centre,
PO Box 30, West Street
Oldham OL1 1UQ
Tel: 0161 770 4105

Alternatively, enquiries can be put to the Duty Planning Officer at the Planning Enquiry Desk within Access Oldham (via the Civic Centre entrance off Cheapside) between the hours of 9.00am – 1.00pm Monday to Friday.

Traffic Management:

Tenderers are advised that any proposals put forward on the basis of removal of existing parking restrictions along Rochdale Road to accommodate car parking for their scheme will not be considered for the following reasons:

- Rochdale Road is a Class B road and the double yellow lines / central refuge were installed a number of years ago as part of a casualty reduction scheme.
- Removal of the parking restrictions would result in Heavy Goods Vehicles having to cross the centre-line of the road to pass any parked vehicles.
- The restrictions are in place to provide a safer thoroughfare in the vicinity of the park.
- Removal of the restrictions cannot be justified or supported to provide on-street parking for a local business.

Business Rates:

The property is not currently assessed for business rates. This will be determined by the Valuation Office Agency at a future date assuming the premises are used for a commercial / café purpose which is complementary to the adjoining park.

Depending on the rateable value, business rate relief may also be available. Please refer to the web-link below:


Closing Date for Tenders:

All tenders are to be returned to Oldham Council using the designated application form and tender envelope by 12:00 Noon on Friday 16th February 2018.

Tenderers are invited to submit their offer together with a scheme showing their proposed use for the building including a site layout for car parking, servicing and how the park could potentially be re-configured on the basis of the attached Terms & Conditions together with the following:

1. Any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of these details and suitability of the property for their proposed use.
2. The property is offered subject to contract.
3. The Council is not bound to accept the highest or any offer made in respect of the said property and furthermore it will consider all information received as part of its decision making process
4. The successful tenderer shall be responsible for payment of the Council’s fees as follows:
   - (i) Legal costs of £1,000
   - (ii) Surveyor’s fees of £1,000.

The Council will only consider offers received in a tender envelope. An application form is available to download from our website at:

[www.unitypartnership.com/property](http://www.unitypartnership.com/property)

Tender envelopes are available by contacting the Estates Section (contact details shown below).

Unity Partnership – Estates Section
Henshaw House, Cheapside,
Oldham, OL1 1NY

T: 0161 770 1515
E: estates@unitypartnership.com
Appendix III – Internal Layout Plans (Not to Scale)

EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN
Appendix IV – Extract of Local Plan

High Crompton Park

Local Plan

Legend

- Conservation Areas
- Green Corridors and Links
- Open Spaces
Appendix V – Photographs

North West & South West Elevations of DSO Building

Public Convenience Block
Potential Entrance to Car Park (associated with proposed use of the DSO building)

**Misrepresentation Act:** Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, gives notice that: 1. These particulars are set out as guidance for the intending purchaser or tenant, and do not constitute any part of an offer or a contract. 2. All statements made in these particulars are made without the responsibility of Unity Partnership, or the vendors or lessors of the property. 3. While all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith by Unity Partnership, or the vendors or lessees of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. 5. The vendor or lessor does not make or give, and neither Unity Partnership nor any employee of Unity Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. The property is offered subject to contract and to still being available at the time of enquiry, and no responsibility can be accepted by Unity Partnership, or the vendors or lessors of the property for any expense incurred. Dec 2017.

**Data Protection Act:** Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, gives notice that 1. Personal data provided within this application, or through any other means of communication in relation to this property, will be treated as private and confidential in accordance with the Data Protection Act 1998 and the Council’s policies and procedures. 2. Personal information will not be divulged to any party or reproduced without the express consent of the person to whom the data pertains, or proven exemption from the Data Protection Act under s.35. 3. Personal Data will be stored securely as both paper records and electronically within the Council’s property management systems in accordance with the Data Protection Act 1998 and the Council’s policies and procedures and will be destroyed securely following the designated retention period.
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government’s website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ .......................... Net zero CO₂ emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

This is how energy efficient the building is.

Loss energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 192
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 52.4
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

86  .............................................. if newly built
251  .............................................. if typical of the existing stock