

FOR SALE

by

Informal Tender

**146 Werneth Hall Road,
Werneth, Oldham, OL8 1QZ**



0.06 hectares / 647 sq. m (0.16 acres / 6,964 sq. ft) approx.

Unity Partnership, on the instructions from Oldham Council, acting as Trustee, is seeking the best unconditional capital receipt for the sale of the freehold interest with vacant possession.

Closing date for Informal Tender offers: **12:00 Noon on Monday 2nd March 2020.**

Location:

The site is situated at the junction of Werneth Hall Road with Seldon Street. Werneth Hall Road is off Frederick Street, (B6192). The property is one mile south of Oldham town centre and close to Werneth Park. Major bus routes are within a short walking distance on Manchester Road (A62). Freehold Metrolink station is also within approximately 1 kilometre (0.62miles).

Manchester Road is approximately 300 metres (0.10 miles) to the North West providing direct access to Oldham Town Centre, the M60 Motorway and Manchester City Centre.

Please refer to the location plan at Appendix 1 and site plan at Appendix 2.

Background:

This former residential property was gifted to the Council by Mrs Sarah Anne Lees by a deed dated 8th January 1914, with a specific request that the property be “assured as a site for a school for the teaching of housewifery and other domestic tasks”.

The Council (as charitable trustees) obtained consent from the Charity Commission on 11 September 2019 in accordance with the Charities Act 2011 to broaden the objectives “To advance the education of the public by grant funding charities offering training and learning in the life skills necessary to manage financial hardship, social or economic deprivation, social exclusion or poor mental or physical health”.

Officers are instructed by the Council Charitable Trust committee to market the property to seek offers and to use such proceeds of sale realised for the new objectives as stated.

The Council as Trustee is obliged to exclude offers from any party unable to confirm compliance in respect of clause 1 of Appendix 3.

Description:

The property comprises a slate roofed, brick built detached former residential dwelling more recently used as a youth centre.

For an information pack please register your interest by emailing: estates@unitypartnership.com

The pack provides floor plans; utilities plans plus reports providing some structural condition observations together with an asbestos report.

All reports are provided with no liability in respect of findings upon the council or the report authors and tenderers will be requested to acknowledge this in their tender returns. Purchasers are to make their own researches. Further 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 you to the Asbestos Team

Energy Performance Certificate:

An Energy Performance Certificate (EPC) is attached at Appendix 4.

Services:

All services including mains water, electricity, gas and drainage services serve the sites. Any purchaser must make their own enquiries as to the adequacy of the supplies for the proposed use.

Highways:

The adjacent highways of Werneth Hall Road and Seldon Road have been adopted by the local authority and are maintainable at the public expense.

Trees

There is a dead tree to the south flank of the main building that the Council will arrange to be lopped or removed before completion of the sale.

Planning Use:

The property is considered to offer potential for refurbishment with or without extensions for either residential, community, social or business use or in the alternative for demolition and complete redevelopment.

Planning considerations:

Those interested in further discussion should contact the planning team pre-application service <https://www.oldham.gov.uk/info/200351/planning/2367/pre-application-advice>
Or contact:

**Planning Services,
Oldham Council
Civic Centre,
PO Box 30, West Street
Oldham OL1 1UQ**

Tel: 0161 770 4105

Alternatively, enquiries can be made 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.

Proposals for Residential Development:

Prospective purchasers interested in making an offer on the basis of redeveloping the site for housing should also have regard to the Council’s Residential Development Prospectus, which can be downloaded from the following web-link:

http://www.oldham.gov.uk/downloads/file/3162/residential_development_prospectus

Contamination/Deleterious Materials:

Purchasers are expected to make their own enquiries into the previous uses of the sites or of neighbouring land in order to determine the likelihood of any contamination.

Site Condition:

The purchaser shall take the land in its' current condition. For the avoidance of doubt, the purchaser shall be responsible for the cost of any site preparation works including the removal of relevant material to an approved / licensed facility in order facilitate the purchaser's development proposals.

If any party would like to undertake any investigation, these must be carried out under licence. Please contact the Unity Partnership to discuss this.

Any site investigations shall be procured in joint names with the Council and the purchaser. The Council will be provided with copies of all site investigation data and interpretative reports in respect of the site free of charge.

Viewing:

Viewing of the site will be available on the following days and times:

Tues February 11 th	-	10.30am – 12.30pm
Tues February 18 th	-	1.00 pm – 3.00 pm
Wed February 19 th	-	12.00-2.00pm

Costs

The purchaser will provide a contribution of £4,000 towards the Council's professional fees at the point of instructing solicitors regardless of whether the transaction proceeds to completion

Offers Invited / Tenure:

Unconditional offers are to be made for the freehold interest with vacant possession of the site shown outlined in red in Appendix 2 by completion of - designated Form of tender (Return form 1) and completion of Disclaimer statement (Return form 2).

Closing Date for Tenders:

Please refer to the instructions within the attached Guidance Notes and conditions as set out in Appendix 3 .

All offers submitted are to be based upon an informal tender. All offers are to be returned to Oldham Borough Council using the designated Form of Tender within a sealed tender envelope by

12:00 Noon on Monday 2nd March 2020.

Tenderers are invited to submit their offer on the basis of the terms set out both in Appendix 3 and tender response forms and are to sign tender response forms 1 and 2 where requested.

A Form of Tender is available to download from our website at: www.unitypartnership.com/property

Tender envelopes are available by contacting the Estates Section (contact details shown below) or alternatively a scanned copy may be downloaded from the Unity website and adhered to a plain envelope as advised within the Guidance Notes.

Estates Section
Unity Partnership
Room 310 Civic Centre
Oldham,
OL1 1NY

E:estates@unitypartnership.com
T: 0161 770 4539

If you have any queries or require a copy of the information pack, please send your name, company details, email address and telephone number to: estates@unitypartnership.com

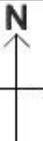
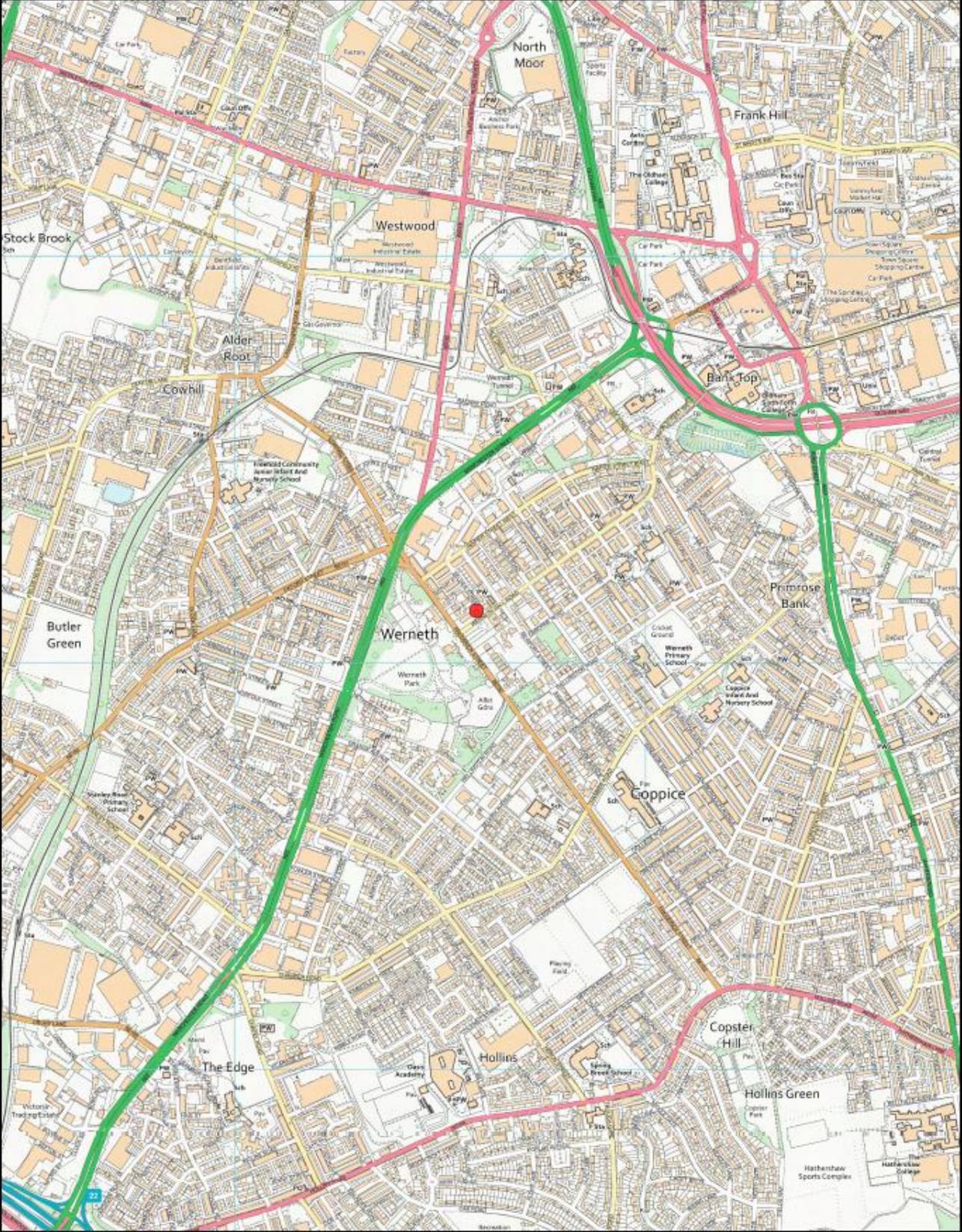
Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, gives notice that: 1. These particulars are set out as guidance for the intending purchaser, and do not constitute any part of an offer or a contract. 2. All statements made in the particulars are made without the responsibility of Unity Partnership, or the vendors 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 of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy themselves by inspection or otherwise of the correctness of any statement contained in the particulars. 5. The vendor 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.

GDPR Act 2018 and Data Protection Act: Unity Partnership, for themselves or the 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 GDPR Act 2018 and 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 GDPR Act and 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.

Appendix 1 – Location Plan

146 Werneth Hall Road

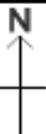
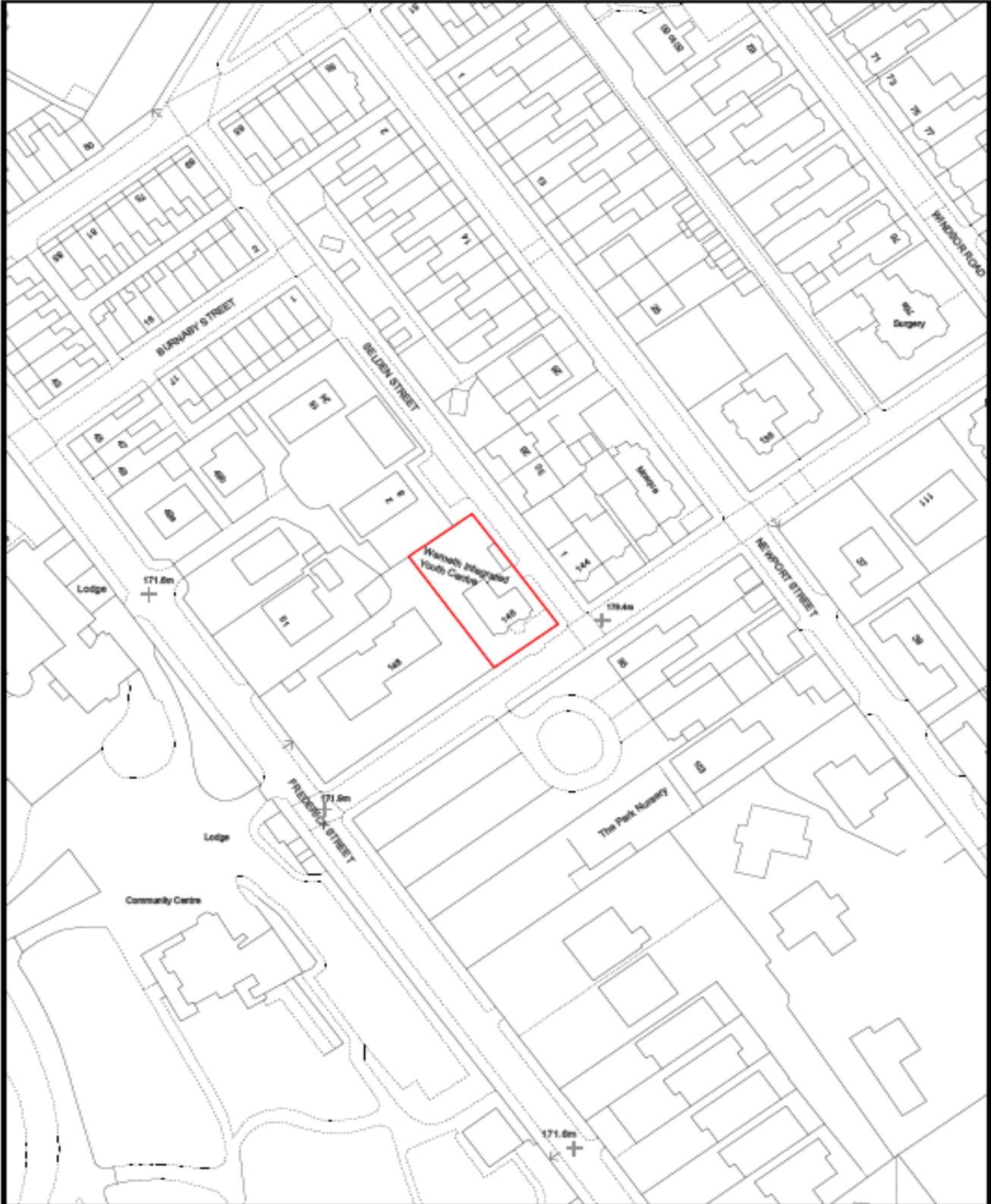
Creator: MJ



Appendix 2 – Site Plan

146 Werneth Hall Road, Oldham

Creator: HWD



Appendix 3 - Conditions of sale

1. *the purchaser will be obliged to confirm that he/ she or they (any company or organisation) is not connected with the council or the Council Charitable Trust committee or the Trust body and can demonstrate he/she or they are not a connected person as prescribed below:*
 - (a) a charity trustee or someone else who holds assets on trust for the charity,*
 - (b) a person who is the donor of any land to the charity (whether the gift was made on or after the establishment of the charity),*
 - (c) a child, parent, grandchild, grandparent, brother or sister of any such trustee or donor,*
 - (d) an officer, agent or employee of the charity,*
 - (e) the spouse or civil partner of any person falling within any of paragraphs (a) to (d),*
 - (f) a person carrying on business in partnership with any person falling within any of paragraphs (a) to (e),*
 - (g) an institution which is controlled (meaning that a person is able to secure that its affairs are conducted in accordance with his or her wishes):*
 - (i) by any person falling within any of paragraphs (a) to (f), or*
 - (ii) by two or more such persons taken together, or*
 - (h) a body corporate in which:*
 - (i) any connected person falling within any of paragraphs (a) to (g) has a substantial interest (i.e. more than 20% of the shares or voting rights), or*
 - (ii) two or more such persons, taken together, have a substantial interest.*
2. The purchaser will provide a contribution of £4,000 towards the Council's professional fees at the point of instructing solicitors regardless of whether the transaction proceeds to completion.
3. 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.
4. The Council reserves the right to elect for VAT.
5. The property is offered subject to contract.
6. 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.
7. The Council will only consider offers received in a tender envelope.
8. The preferred purchaser must provide proof of funding to the Council.

The purchaser must confirm by signature on tender return form 2 of 2 that he/she/they are not connected persons and also confirm that (if structural and asbestos) reports have been supplied that he/she/they have read the reports and their offer recognises the contents of these reports.

Appendix 4 - EPC certificate

Energy Performance Certificate

Non-Domestic Building

146 Werneth Hall Road
 OLDHAM
 OL8 1QZ

Certificate Reference Number:
 9920-3901-0321-6180-2000

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

◀ 121

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	184
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	103.83
Primary energy use (kWh/m ² per year):	598.97

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

80

If typical of the existing stock