FOR SALE
CATHERINE STREET GARAGE SITE
CHESTERFIELD
S40 1BH

DEVELOPMENT OPPORTUNITY
(subject to obtaining planning permission)
0.25ha (0.62 acres) approx

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CLOSING DATE 12 NOON 17th October 2018
**Location**

The site is approximately 0.5 miles from Chesterfield Town Centre with good access to the A619 Chatsworth Road leading to Baslow and the Peak District to the West and Markham Road to the East leading to Queens Park, Ravenside Retail Park, and ultimately connecting with the A61 and A617 dual carriageways. The A617 links to Junction 29 of the M1 in the South and the A61, being the main arterial route through Chesterfield, leading to Sheffield in the North and Derby in the South.

The site is accessed off Chester and Bank Street, off the one way section of Chatsworth Road in the Brampton area of town. Catherine Street is at the rear of the site. The surrounding area is a mix of terraced housing and shops and businesses fronting Chatsworth Road, such as Peak Insurance, Zahid Restaurant, and opposite the Majestic Wine warehouse.
Description

- 0.62 acres (0.25 hectares) broadly level and rectangular in shape.
- Accessed from either Bank or Chester Streets. Bounded by Catherine Street at the rear.
- Mainly fenced site with access ‘track’ providing vehicular/pedestrian access to Bank and Chester Street. The track through the site is subject to historic rights of way to businesses fronting Chatsworth Road, which will be preserved as part of the sale.
- Located in the Brampton area in a mixed commercial and residential area, in close proximity to Chesterfield Town Centre.
- Currently used as a plot garage site for 46 garages. 42 of these are let and managed by the Council’s Housing Services, with 4 vacant plots. The tenancies can be terminated upon serving 1 month’s Notice to Quit at any time. We understand the garages could yield an annual rent roll is £2,281.60 based on current rents set by the Council. We are advised that Housing Services are currently collecting £2,083.20 per annum.
- The Council’s Planning Service have prepared a Planning Brief dated June 2018 supporting either commercial or residential uses, subject to obtaining planning consent.
- As part of the development, the developer will need to provide 8 car parking spaces for local residents. This, together with any demolition, site clearance and treatment costs, should be taken into account when making a bid to the Council.

Site Area

The total site area is approximately 0.62 acres/ 0.25 hectares.

All measurements are approximate and given for guidance only and have not been plotted on site.

Services

Service plans are available to download from the Council’s website. However, interested parties are recommended to contact the statutory undertakers to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Rates

We have been advised that the site is not rated.
For confirmation, please contact the Council’s Business Rates:
Chesterfield Borough Council
Customer Service Centre
PO Box 100
85 New Square
Chesterfield S40 1SN Tel : 01246 345138/345171 or Fax: 01246 345486

Planning

The Council’s Planning Service has prepared a Planning Brief dated June 2018 specifically for this site and it is available to download from the Council’s marketing website or upon request. Interested parties are strongly recommended to read the Planning Brief.
Applicants are advised to contact Chesterfield Borough Council’s Development Manager Mr Paul Staniforth DD (01246) 345781 if they require further guidance.
Please note Chesterfield Borough Council has introduced Community Infrastructure Levy (CIL) with effect from the 1st April 2016. This site falls into the medium zone for CIL, which is levied at £50 per square metre gross floor area, and is index linked. For further guidance on CIL including an approximate indication of the levy based on provision of floor areas, please contact Rick Long from Chesterfield Borough Council (01246) 345792.

**Fitness for Use**

A Desk Top Study dated June 2018 has been prepared by consultants, Sirius Group on behalf of the Council. An intrusive site survey may be required as a condition of any planning application. Historically, we understand the site was used for housing. A topographical survey has been prepared by Land-Surv and a Trial Pit Excavation Report dated November 2017 was carried out by Kier Engineers to identify findings on the topographical survey. Please note the Council has provided a spreadsheet identifying possible asbestos present in some of the garages constructed on site. These surveys and reports are available to download on the Council’s marketing website for information and guidance for prospective purchasers to assist in making offers. On this basis, offers are expected to be made unconditional on such matters relating to ground conditions, drainage, contamination etc. but will still of course be made subject to planning permission. However, intended purchasers still need to corroborate the findings of these site investigations as fitness for any purpose or use proposed in relation to the development of the subject site cannot be guaranteed by Chesterfield Borough Council or its agents. Once an offer has been formally accepted then the successful purchaser would have the authorisation of the Council to seek their own Letter of Reliance from the consultants in relation to the site surveys.

**Basis of Disposal**

Chesterfield Borough Council own the freehold of this site. It is registered under Title Number DY462092. A copy of the title is available to download on the Council’s marketing website or upon request. Historic covenants were noted on the title, but copies of these were not available upon first registration with the Land Registry. Chesterfield Borough Council retain the unregistered deeds to this site which reveal reference to the conveyance dated 13 October 1868 between Anne Eyre and Herbert Margereson as creating obligations to create the roadways abutting the site and also to build houses in line with those already built but not permit the same to be used for the sale of beer or spirituous liquors nor...carry on a business which may be of nuisance to the adjoining property.

It would be the purchaser’s responsibility to take out any insurance as required for historic covenants at their own expense. It is noted the site was previously developed for housing.

The site is offered freehold subject to the existing garage tenancy agreements by informal tender. Offers are invited in excess of £275,000. Please note the Council has not opted to tax on the subject property and therefore VAT is not applicable.

**Fees**

An additional charge of 1% of the agreed sale price will be made by the Vendor on completion to cover the Council’s legal costs incurred in the sale.
Further Details and Viewing Arrangements

The site can be viewed on foot. For further enquiries, please contact:

- Linda Martin of Kier Asset Management
  3rd Floor
  Town Hall
  Rose Hill
  Chesterfield
  S40 1LP
  Tel: 01246 345445
  Email: linda.martin@chesterfield.gov.uk

Offer Procedure

The site is to be sold by informal tender. Your offer and any supporting information you may wish to include should be submitted to the Council by no later than **12 noon 17th October 2018**. In order to be considered, offers must be made on the attached tender form. The form should be completed in full, sealed and returned in a plain envelope using the tender label provided. Offers should be marked ‘Strictly Private and Confidential’ for a fixed and specified sum in writing using the offer to the following address:

FAO: Linda Martin
Kier Asset Management
3rd Floor
Town Hall
Rose Hill
Chesterfield
S40 1LP

Offers should not relate to any other offer and should include:

- Fixed sum offer, for an odd sum in order to reduce the chance of identical offers being received
- Details of the proposed scheme/use including indicative drawings
- Name and address of the purchaser, with a summary of track record/experience of previous developments
- Proof of funds available for the purchase and/or financial reference
- Any conditions relating to the offer eg valuation survey, structural or other conditions
- Proposed timescales from receipt of draft documentation to complete exchange of contracts
- Solicitor’s details, name, address, telephone number, and email

Please note any offers that are NOT received in a plain envelope cannot be considered. Any markings on the official envelope that identify the sender will exclude that sender from the tendering process.

Please note that Chesterfield Borough Council does not undertake to accept the highest, or indeed any offer received. Any offer is subject to formal Council approval. Kier, as the Council’s property advisers will contact the successful applicant in writing to confirm that a recommendation to the Council has been made to approve acceptance of an offer. The Council will reserve the right to withdraw the acceptance of an offer if contracts have not been exchanged within 6 months of the issue of draft contract and transfer documentation.
DISCLAIMER

- No person in the employment of Chesterfield Borough Council or Kier has authority to make or give representations or warranties whatsoever in relation to the property.

- All statements contained within these particulars have been provided in good faith and are understood to be correct. However, they are provided as a general outline only for the guidance of intended purchasers or tenants. Accuracy in respect of all statements cannot be guaranteed and the particulars do not form part of any offer, contract or warranty. Plans included are not necessarily to scale and are for identification purposes only.

- Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate intending purchasers or tenants should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

- Whilst every effort has been made to ensure accuracy in the presentation of these particulars, prospective purchasers should satisfy themselves that these particulars are still valid.
OFFER FORM

PROPERTY ADDRESS: GARAGE SITE AT CATHERINE STREET

1) PURCHASER’ S DETAILS

Name: ..................................   Solicitor: ...............................

Address: ..................................  Address:  ................................

..................................    ................................

...................................    ................................

Telephone: .................................... Telephone: ................................

E-mail: ........................................         E-mail:  ................................


2) NET AMOUNT OFFERED FOR THE FREEHOLD INTEREST OF THE ABOVE PROPERTY

£ ........................................

[...............................................................................................................

[in words]

Please detail against the headings below any relevant costs deducted to arrive at the net offer (e.g):

<table>
<thead>
<tr>
<th>Site abnormalities, ground works inc demolition, flood risk, other investigations, (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Open Space, Education, Art and other Planning Gain contributions (if applicable)</td>
</tr>
<tr>
<td>Affordable Housing contribution(if applicable)</td>
</tr>
<tr>
<td>Professional fees, including planning application costs</td>
</tr>
<tr>
<td>Other costs</td>
</tr>
</tbody>
</table>

Please attach further supporting information if necessary


3) Is your offer CONDITIONAL/UNCONDITIONAL?  (Please circle as appropriate)

E.g your offer may be subject to receipt of a relevant planning consent  YES/NO

Or Funding approval, a Timescale or other consent(s) being obtained. YES/NO
If you answered CONDITIONAL to any of the above, please provide further information below:

___________________________________________________________________________

___________________________________________________________________________

___________________________________________________________________________

4) FUNDING:

Please provide details on how you would obtain funding for your proposals:
E.g cash buyer, purchase subject to sale of existing property, or subject to loan approval

___________________________________________________________________________

___________________________________________________________________________

___________________________________________________________________________

5) A Bank Reference will be required from the shortlisted applicant(s). Please provide full details including name, address, telephone number and status of a suitable contact within your/your business’ bank:

___________________________________________________________________________

___________________________________________________________________________

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6) DETAILS OF PROPOSALS and INTENDED USE: (Please supply supporting documentation as appropriate)

___________________________________________________________________________

___________________________________________________________________________

___________________________________________________________________________

Signed....................................................................................................................................

Print Name................................................................................................................................

Position......................................................................................................................................

Company Name and Address.................................................................................................
YOU MAY PROVIDE ADDITIONAL INFORMATION TO SUPPORT YOUR BID ON SEPARATE PAGE(S) IF YOU WISH.

It is in the Applicant’s interest to ensure that all deductions are accurately assessed and disclosed when submitting your offer, prior to the Vendors accepting or declining that offer.

False or inaccurate disclosures that lead to subsequent re-negotiation or reduction on your offer may require your bid to be reassessed against competing bids, and may result in subsequent rejection of your offer in favour of another.

Where contracts are exchanged conditionally, subsequent amendments to the contract price will be viewed dimly if not reasonably upheld by reference to a genuine change in information concerning the site, planning policy or other relevant factors available to the Bidder at the date above of submitting their offer. On this basis, the Vendors reserve the right to rescind the contract.
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