

FOR SALE

Former School Bungalow

Glenhurst Drive, Whickham NE16 5SJ

- Redevelopment potential
- Site area amounts to approx 500 m²
- Gross internal area of bungalow approx.76 m²
- Offers invited by 24 February 2012

Viewing & Further Information

D&Eproperty@gateshead.gov.uk

Judith Turner 0191 433 3491

Julie Robinson 0191 433 2992



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Property & Design

 Gateshead
Council

The Site

The property is located at the entrance to Clover Hill Primary School which can be accessed from Glenhurst Drive. The site extends to approximately 500 m² and is shown edged red on the plan. The bungalow extends to approximately 76 m² (gross internal area) including 3 bedrooms, large kitchen, lounge and bathroom with separate w.c.

The purchase is subject to all existing covenants and rights of way.



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Tenure

The property is to be sold freehold with vacant possession.

Highways / Adopted Roads & Paths / Access

The property is accessed from Glenhurst Drive which is adopted up to the entrance to the school. The purchaser will be granted a right of access over the school road to the curtilage of the property boundary.

Planning

There is potential to demolish the property and rebuild on a similar footprint and 2 storeys in principle, would be acceptable. A single storey extension would also in principle, be acceptable. The purchaser will be required to obtain all necessary Planning and Building Regulation Consents for any proposed alterations to the property. Please direct planning enquiries to Development Management at Gateshead Council.

Utility Services

We understand that utility service pipes, cables or other media directly connected to the site include mains gas, mains electricity, telecom and mains drainage. However, the Council would advise prospective purchasers should make their own enquiries in respect of the availability, suitability and capacity of any services they require for their purposes.

Terms

Should the chosen purchaser require planning permission for alterations to the property and these works are not commenced within 6 months of granting planning permission, the Council reserves the right to repurchase the property at the original price paid or market value whichever is the lower. Furthermore, if the works are not completed within 18 months of planning permission being granted, the Council also reserves the right to repurchase the property at the original price paid for the property or the current open market value of the unfinished development, whichever is the lower. Should the Council have to repurchase the property due to the purchaser being in default of the terms of purchase (as set out above), then the purchaser will bear The Council's costs in respect of repurchase.

Each party to bear its own costs in connection with this transaction.

Offer Procedure

The site is to be sold by informal tender. There will be an open house for viewings – please contact Judith Turner to make an appointment.

Potential purchasers need to make a financial offer for the site. If the offer reflects any alteration to the building which requires planning permission then details should be submitted with the offer.

All offers should be received by the Chief Executive, Gateshead Council, Civic Centre, Regent Street, Gateshead, NE8 1HH no later than **Noon, on the 24th February 2012.**

Please note:- The Council accepts no responsibility for any expenditure incurred by an interested party in relation to the submission of an offer.

Remarks

The disposal is subject to the approval of the Council and to Contract.

The Council does not bind itself to accept any offer for the property.

Offers will be reported to the Council at the earliest available date. Interested parties will be notified of the Council's decision as soon as possible after that time.

Disclaimer

Misrepresentation Act 1967: the particulars of sale are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up further discussions but they are otherwise not intended to be relied on and their accuracy is not guaranteed.

The purchaser should make further searches as are usually made and these particulars are supplied on the understanding that all negotiations are conducted through Property & Design Services.

The Council accepts no liability in negligence or otherwise for any loss caused by an inaccuracy in these particulars and the Group Director, Development and Enterprise reserves the right to alter these particulars at any time.

The Freedom of Information Act 2000

The contracting Council is subject to the provisions of the Freedom of Information Act 2000. As part of the Council's duties under the Act, it may be required to disclose information forming part of your offer/bid/ tender or proposal to a third party upon reasonable request.

If you consider that any of the information provided in your offer/ bid/ tender or proposal is commercially sensitive (meaning it could reasonably cause prejudice to your organisation if disclosed to a third party) then it should be clearly marked on each sheet or the cover sheet or labeled as **"Not for disclosure to third parties"** in your offer/ bid/ tender or proposal together with valid reasons in support of the information being exempt from disclosure under the Act.

The Council will endeavour to consult with you and have regard to your comments and any objections before it releases any information to a third party under the Act. However, the Council cannot be held liable for any loss or prejudice caused by the disclosure of information that has not been clearly marked as "Not for disclosure to third parties" or where no reasons are provided to support a request to withhold its disclosure.

Money Laundering Legislation

The Council will need to comply with the anti money laundering legislation and will take all necessary steps to comply with the legislation.

Property & Design - Development & Enterprise Group
Offer Form - Former School Bungalow, Glenhurst Drive,
Whickham, NE16 5SJ

CLOSING DATE FOR OFFERS - **NOON FRIDAY 24 FEBRUARY 2012**

Send in an unmarked sealed envelope addressed to:

Ref: Former School Bungalow, Clover Hill
Chief Executive
Gateshead Council, Civic Centre
Regent Street, Gateshead NE8 1HH

I hereby offer the sum of £ _____ in words (_____) for the freehold interest in the above mentioned site.

I also enclose full details of the proposed development including:

- a. Plan and description of the proposed development Site layout plan (minimum scale 1:500) for any development proposed within the site with details of proposed uses. To include boundary treatment and landscaping.
- b. Project funding
- c. Development timeline
- d. Any conditions attached to the offer

My full details are:

Full Name/s _____

Company Name & Address _____

Add Position Held _____

Telephone No. _____

Email: _____

Signed _____ Date _____