



CHESTERFIELD
BOROUGH COUNCIL

FOR SALE BY INFORMAL TENDER
SUBJECT TO PLANNING PERMISSION

FOR SALE ON LONG LEASEHOLD – REDEVELOPMENT OPPORTUNITY

HASLAND TOLL BAR FORMER PUBLIC CONVENIENCES
HASLAND ROAD, CHESTERFIELD, S41 0SJ



Closing date for offers: Tuesday 21st June 2022

Without Prejudice, Subject to Contract & Council Approval

**FOR SALE ON LONG LEASEHOLD – REDEVELOPMENT OPPORTUNITY
HASLAND TOLL BAR FORMER PUBLIC CONVENIENCES
HASLAND ROAD, CHESTERFIELD, S41 0SJ**

Location

The property is located in a prominent position at the mini roundabout intersection of Hasland Road/Mansfield Road (B6039) and Churchside (B6038). This forms the main thoroughfare of shops in this busy enclave of Chesterfield, approximately 2 miles to the southeast of the town centre. The property is within the curtilage of Eastwood Park but forms the frontage and therefore is directly accessed from Hasland Road with the main entrance to the park a few meters to the west.

The Park was opened in 1913 and in 2012 underwent a total restoration funded by the Heritage Lottery Fund, Sport England and Chesterfield Borough Council. It's very popular with families and visitor facilities include a play area, outdoor gym, community gardens, bowls green, multi-use games area, cricket square, village hall and sports pavilion.

Description

Hasland Toll Bar public conveniences were closed in 2016, with alternative WC facilities provided elsewhere in Eastwood Park.

The toilet block provides single storey accommodation with a net internal area of approx. 29 sqm (312 sqft) under a flat roof with rendered walls.

The demised area is restricted to the footprint of the buildings, external storage or use requiring encroachment into Eastwood Park will NOT be permitted, and access must be taken from Hasland Road only.

Tenure

The Borough Council is to convey the property subject to a 99-year ground lease.

Planning

The property has conversion potential for commercial/retail uses such as a small shop, café kiosk, salon or nail bar, taking advantage of the property's prominent trading position.

Please note Chesterfield Borough Council introduced the Community Infrastructure Levy (CIL) with effect from 1st April 2016. Under the CIL charging scheme, CIL applies to retail uses A1-A5. There is a standard rate of £80 per sqm across the Borough, which is subject to index linking. Further details may be found by following this link to the Council's website: <https://www.chesterfield.gov.uk/media/217374/cil-charging-schedule-april-2016.pdf>

However, the CIL Regulations do allow for an exemption for minor development (Regulation 42). Liability to CIL does not arise for a

development which on completion will be below 100 sqm. Therefore, in the circumstances, given that the floor area is below this threshold, there will be no CIL charge.

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' Planning Department on 01246 959710 or rick.long@chesterfield.gov.uk

Prospective purchasers are encouraged to make early contact with Planning Officers to discuss their proposals for the redevelopment of the property. It must be stressed that the information provided herein is for informal guidance only without prejudice to the decision(s) of the Planning Department in respect of any subsequent planning application(s).

Prospective purchasers are expected to make and rely upon their own enquiries of the Planning Department, in respect of their specific proposals for the property.

Services

Interested parties are recommended to contact statutory undertakers to satisfy themselves that services are available, suitable and of sufficient capacity for their proposed use.

Prospective purchasers are expected to undertake and rely upon their own site inspections and surveys, to ascertain that the property is suitable for their proposed development.

Please note there is an electrical cupboard / switch room, which runs from the front of the property to the back, located in the middle portion of the building. This supplies the Fair when it visits the Park. The Council therefore reserves the right to continued use of this supply. Should the

purchaser's proposed use of the property require removal of the electrical supply cupboard, then they will be required to pay for the cost of relocating this supply to a new feeder pillar to be installed outside of the building, within the park boundary. The estimated cost for this will be approximately £8,000.

Alternatively, if feasible and subject to any proposed conversion plans the applicant may have, the existing electricity supply could be altered by sub-metering it and making a fixed payment for electricity used per visit by the Fair, and for any other usage of the Council, with new plug sockets located in an external box. The cost of these alterations would again need to be borne by the purchaser and are estimated to be in the region of £1,000. For the latter option the Council would need to reserve rights to access the cupboard and take meter readings to invoice the Fair.

Please note the estimates quoted are exclusive of VAT and further investigation with the utility company shall be required.

Offer Procedure

The property is offered for sale by informal tender.

In order to be considered, offers must be made on the offer form provided in Appendix 3. A word document version of this form is available from the Council's website. This form should be completed, sealed in an addressed envelope marked '**Private & Confidential**' and returned by 11.00 am on

Tuesday 21st June 2022

to:

Main Reception
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP

Or by email to: edu@chesterfield.gov.uk

Unfortunately offers that are NOT received in a sealed envelope or to the specified email address cannot be considered. Any markings on the envelope that identify the sender will exclude that sender from the tendering process.

Following the closing date offers will be scheduled for consideration by the Council at the next available Cabinet Member meeting.

The property is offered for sale Subject to Contract and Chesterfield Borough Council reserves the right not to accept the highest or any offer made and reserves the right to disregard any offer that is indefinite in amount or calculable only by reference to other offers.

Chesterfield Borough Council will contact the successful applicant in writing to confirm that a recommendation to Cabinet Member has been made to approve acceptance of an offer. The Council reserves the right to withdraw the acceptance of an offer if contracts have not been exchanged within 3 months of the issue of draft contract and transfer documentation.

Fitness for Use

Fitness for any purpose or use proposed is not in any way guaranteed by the Council.

There will be restrictions in the long lease granted concerning the use of the property to ensure that it does not compete or conflict with the Council's activities and / or services provided in the adjoining park, to protect the park and its activities from being adversely affected or brought into disrepute.

External advertising on the building or railings will not be permitted, neither will external storage nor use of the park in any form whatsoever associated with the property.

Access to the property must be taken from Hasland Road only.

Business Rates

It is advised that the Rateable Value for the premises is £1,375. For further information on rates payable please contact the Council's Business Rates Section at the Customer Service Centre, PO Box 100, 85 New Square, Chesterfield S40 1SN, telephone 01246 345345 or alternatively please complete the online enquiry form:

<https://secure.chesterfield.gov.uk/forms/?contactus>

Fees

The Purchaser shall be responsible for the payment of the Council's reasonably incurred professional fees in relation to the sale, together with their own fees and all other associated costs and fees necessarily arising out of the sale. The fees to be incurred by the purchaser in this respect shall comprise the Council's Legal and Surveyors fees, which together total 3% of the purchase price, subject to a minimum payment of £1,600.

Viewing & Enquires

The site can be viewed from the highway frontage and from within the park. For further viewing arrangements and enquiries please contact:

Richard Mottram

Tel: 01246 959762 / 07968 464195

Email: richard.mottram@chesterfield.gov.uk

Website: <https://www.chesterfield.gov.uk/business-and-economic-growth/doing-business-in-chesterfield/sites-and-premises/land-and-property-for-sale.aspx>

Property and Technical Services
Chesterfield Borough Council
3rd Floor
Town Hall
Rose Hill
Chesterfield
S40 1LP

The Council cannot accept responsibility for any losses, claims, demands, actions, proceedings, damages, costs, expenses or for any other liability,

whatsoever, arising out of, occasioned through or in connection with the viewing and inspection of the site.

Deeds and documents can be examined, or copies can be provided by prior arrangement. Please contact Richard Mottram in the first instance.

A copy of the draft lease can also be provided on request. Applicants are advised to read this carefully, to satisfy themselves that their use would be acceptable, before making an offer.

DISCLAIMER

- 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.
- No person in the employment of Chesterfield Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.
- 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, intending purchasers or tenants should satisfy themselves that these particulars are still valid.

PLANS

Plans provided for identification purposes only and are not necessarily to scale.

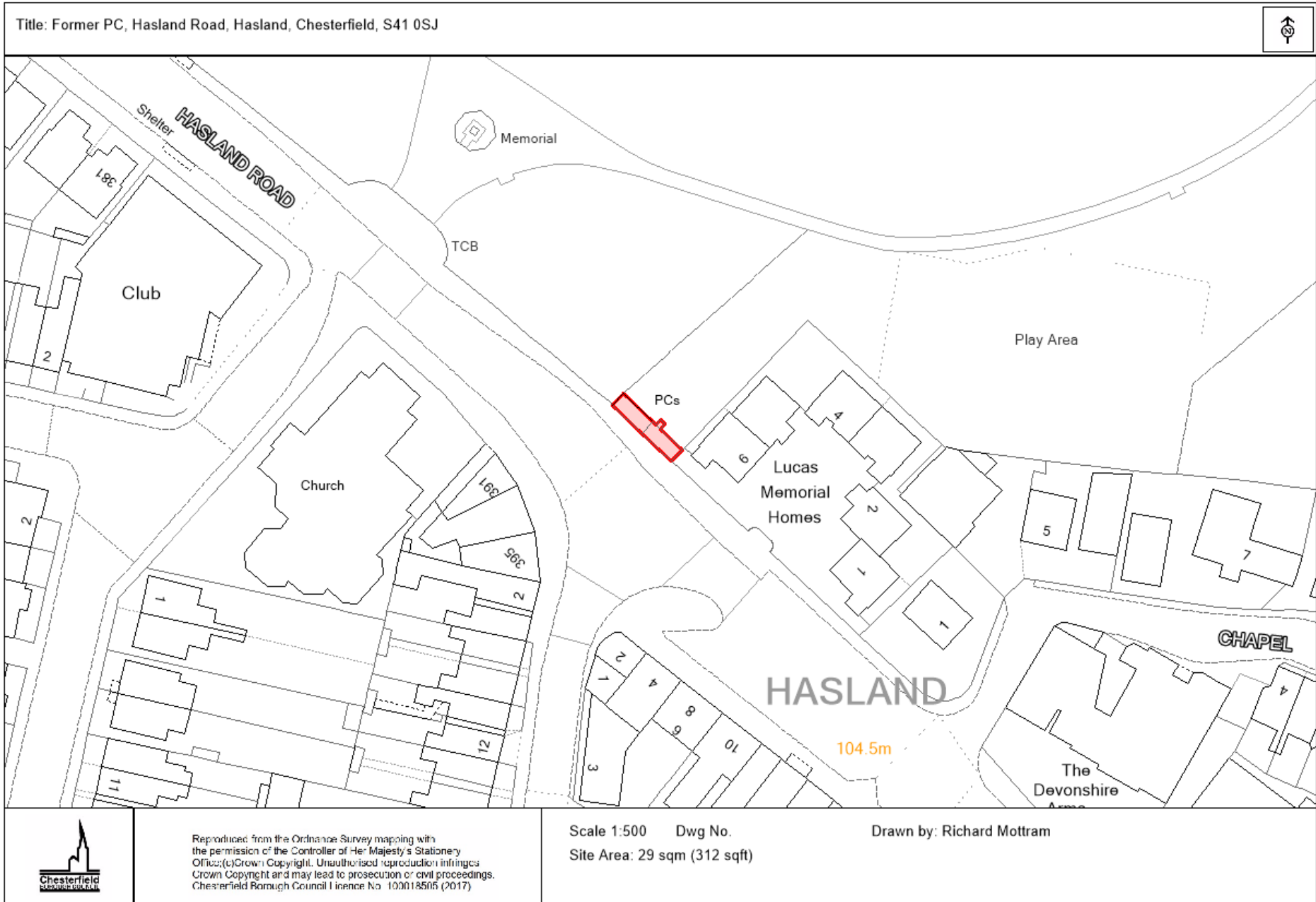
All plans accompanying or contained within these particulars have been reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright Reserved. Licence No. 100018505 (2006). Licence No. 100023251.

Appendix 1

Location Plan



Site Plan



Appendix 2

Energy Performance Certification (EPC)

As a detached building with a total floor area of less than 50 sqm the property is exempt from requiring an EPC.

Appendix 3

OFFER FORM

PROPERTY ADDRESS: **HASLAND TOLL BAR FORMER PUBLIC CONVENIENCES
HASLAND ROAD, CHESTERFIELD, S41 0SJ**

(1) I/We hereby offer to purchase the leasehold interest (99-years term) in the above property from Chesterfield Council, subject to contract.

(2) For the intended use of: -

Subject to receipt of relevant planning consent * (YES/NO)

For the net sum of: -

(3) £ _____ (*in words*) _____

Please detail against the headings below any relevant costs deducted, as a proportion of the overall site development, to arrive at the net offer (e.g.): -

| | |
|---|--|
| Affordable Housing contribution (if applicable) | |
|---|--|

| | |
|---|--|
| | |
| Public Open Space, Education, Art and other Planning Gain contributions (if applicable) | |
| Site abnormalities, ground works inc. demolition, flood risk and other investigations (if applicable) | |

| | |
|---|--|
| | |
| Professional fees, including planning application costs | |

| | |
|-------------|--|
| Other costs | |
|-------------|--|

*Please attach further supporting details if necessary

Please note that it will be in your interests to accurately assess and disclose all deductions made at the stage of making an offer, prior to the Borough Council accepting or declining that offer.

False or inaccurate disclosures that lead to a later reduction in your offer will require the Borough Council to reassess your offer against others made and may result in a subsequent rejection of your offer in favour of another.

Where contracts are to be exchanged conditionally, subsequent amendments to the contract price will be looked on dimly if not reasonably upheld by reference to a genuine change in information concerning the property/site, planning policy or other relevant factors available to the Offeror at the date (below) of submitting their offer. On this basis the contract of sale may be rescinded.

(4) Dated this _____ day of _____ 2022

(5) SIGNED _____

In the case of a Limited Company the signature, printed name and contact details should be that of a Director duly authorised and noted as such.

Please Print Name

(6) Address:

Post Code: _____

Telephone/Mobile numbers:

Email & Website Addresses:

(7) My \ Our Solicitors are *(include name of individual Solicitor acting in the matter)*:

It would be of some assistance if an indication of the purchasing position of the Offeror could be provided e.g. first time buyer, cash buyer, purchase subject to the sale of existing property etc.

Please indicate how the sale of the property first came to your attention e.g. Council mailing lists, 'For Sale' board, website/social media or newspaper advertisement, personal contact, or other.

**In order to be considered this offer form must be returned in a sealed envelope marked
'OFFER FOR HASLAND TOLL BAR PUBLIC CONVENIENCES NOT TO BE OPENED UNTIL THE CLOSING DATE'
and addressed to:**

Main Reception, Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP

or sent to:

edu@chesterfield.gov.uk

To be received not later than 11.00 am on Tuesday 21st June 2022

Chesterfield Borough Council hereby accept the foregoing tender

Dated this _____ day of _____ 2022

Signed _____

On behalf of the Service Director for Economic Growth, Chesterfield Borough Council