

Expressions of interest:

33 The Crescent, Brimington, Chesterfield, S43 1AZ

Two-bedroom property requiring underpinning, offers/quotations sought from suitably experienced building contractors to purchase conditional upon carrying out the necessary stabilisation works.



Closing date for initial expressions of interest:

11am Tuesday 29 November 2024

Accommodation

Downstairs

Entrance Hall with stairs off

Through Lounge / Dining Room (5.82m x 2.91m)

Kitchen (3.88m x 2.39m)

Upstairs

Landing

Front Bedroom (4.45m x 2.6m)

Rear Bedroom (3.2m x 2.91m)

Bathroom (2m x 1.66m)

UPVC double glazing throughout, decommissioned gas fired central heating system (boiler removed)

Location Plan



Tenure & Conditions of Sale

The Borough Council is to convey its freehold interest in the property with vacant possession.

Exchange of contracts is to be conditional upon the selected bidder carrying out the underpinning and partial gable end reconstruction works required under a JCT contract, thereby deducting the cost of the works from their tender for the property.

Completion of sale would take place once the works have been carried out to the Council's satisfaction.

A signed Party Wall agreement was obtained with the neighbour at No.29 under the Party Wall etc. Act 1996 in 2022. This agreement will need to be reviewed due to the period of time elapsed.

Tender procedure

Informal expressions of Interest are initially invited with a more formal tender process to follow with shortlisted parties.

Please return informal expressions of interest by email to:

PPCLawTeam@chesterfield.gov.uk

Viewings and enquiries

Please contact:

Richard Mottram

Tel: 01246 959762 / 07968 46196

Email: richard.mottram@chesterfield.gov.uk

**Corporate Property & Estates Department, 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.

Disclaimer

The technical information attached to the webpage particulars for the property is provided for guidance only in respect of the minimum specification considered acceptable for the works to be carried out, to inform interested parties looking to submit a tender. Intended bidders should satisfy themselves as to the adequacy of the information provided, the Council cannot accept any responsibility for the reliability of the content provided and the successful bidder would need to carry out their own site investigations for reliance upon when ultimately carrying out the works.

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.



CHESTERFIELD
BOROUGH COUNCIL