

Darley Centre

Former School, School Road,
Scunthorpe, DN16 2TD

Freehold for Sale by Informal Tender

(Closing date - 12:00, Wednesday 22ND November, 2023)



- Former school buildings & land
- Suitable for various uses (subject to planning)
- Overall site approx. 0.62 acres (0.25ha)
- Approximately 854m² gross internal area
- Location close to Ashby High Street & local amenities

North Lincolnshire Council is offering the property by Informal Tender

North Lincolnshire Council
Estates & Valuation
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 296787 Email property@northlincs.gov.uk

Location

Scunthorpe is the principal town in North Lincolnshire and has a population of around 82K. It provides much of North Lincolnshire with jobs, shopping facilities and colleges. Scunthorpe has good links with the motorway network and to the Humber Bridge.

Ashby, one of the original villages that expanded forming the municipal town of Scunthorpe is one of the main shopping areas. It holds a vibrant weekly market within a well developed trading area along Ashby High Street.

The main site is located off Ashby High Street with a range of shops and other amenities close by including schools, community centres and retail. There are regular buses around town and good road links to the M180 motorway and beyond.

Scunthorpe railway station is approximately 1.6 miles to the North with direct links to Sheffield and Manchester. Connections via these stations to both the East & West coast mainlines are available. The Transpennine Express trains also run direct to Manchester Airport and Humberside is within an hours drive.

Description

The property comprises of the former school buildings with the larger part being the original Ashby Infants school from the early 20th century.

The site is adjacent to housing, the Ashby Clinic, a pay & display car park and is situated opposite the former Ashby Market site which is soon to be built out by Ongo Homes as a residential development.

Planning

The property is suitable for a wide variety of uses, subject to obtaining planning permission. Prospective purchasers are strongly recommended to satisfy themselves on all Planning matters.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297420 or 297493.

Flood risk

The site is not within an area of flood risk as defined by the environment agency.

Purchasers are recommended to refer, amongst other things, to the Environment Agency's website and to the Local Planning Authority's "Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire".

Services

It is understood that all mains services are available within close proximity to the site. The property is currently believed to benefit from mains supplies of gas, water & electricity. Existing heating is primarily by oil boilers situated in a basement area along with the storage tank.

Please note, the Buyer will be responsible for making their own enquiries in respect of this and the availability and layout of any services upon the site.

Highways

The site is accessed from School Road, an adopted highway. Please contact North Lincolnshire Council Highways control on (01724) 296699 to discuss access to the Site or other issues.

Possession

Vacant possession will be given on completion.

Easements/Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves whether referred to in these particulars or not.

Land or Building Issues, Asbestos & RAAC

Freehold with Full Title Guarantee.

There are no known existing guarantees that will pass with the property.

An asbestos report was carried out in 2012 and is available to download with this brochure.

RAAC is not known to be present in the building.

Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request but are supplied for information purposes only and are not to be relied upon. The purchaser is expected to satisfy themselves exclusively by their own surveys and inspections as to the condition, build and services of the property.

Bidding & Guide Price

Bidding must be done on the relevant form, in the prescribed format and is accepted under the terms contained within the bidding document. Offers made outside of that may be ignored.

Bidding will close at Midday on Wednesday 22nd November, 2023.

No guide price is offered as we wish no potential bidder to be put off based on what they think the guide indicates. The informal tender will not be considered on price alone (see bidding documents).

All forms and documents are available for download with this brochure.

Contact

For further information contact: - (01724) 296787

Email: property@northlincs.gov.uk

VAT

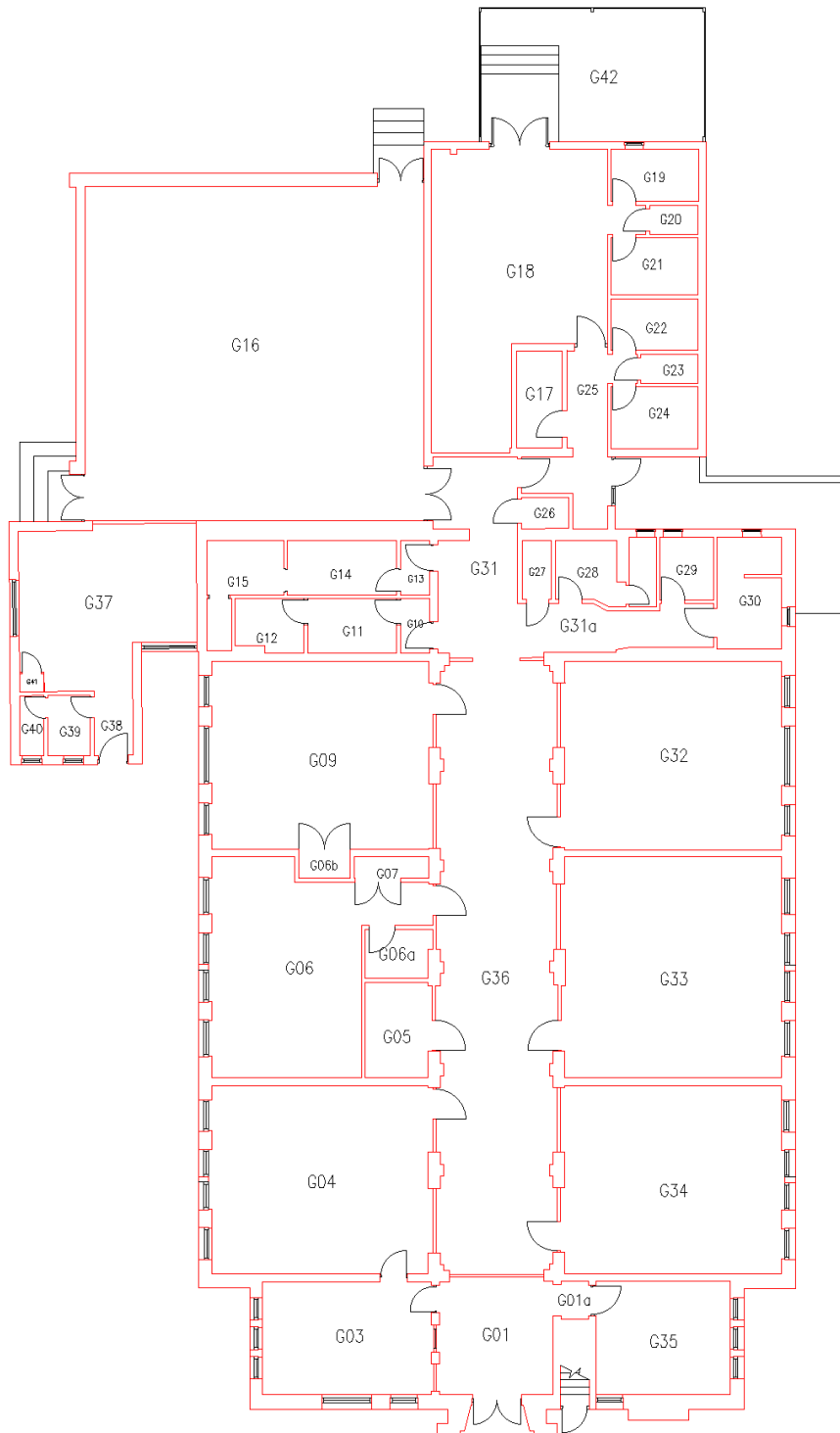
The Seller has elected not to charge Value Added Tax.

PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.

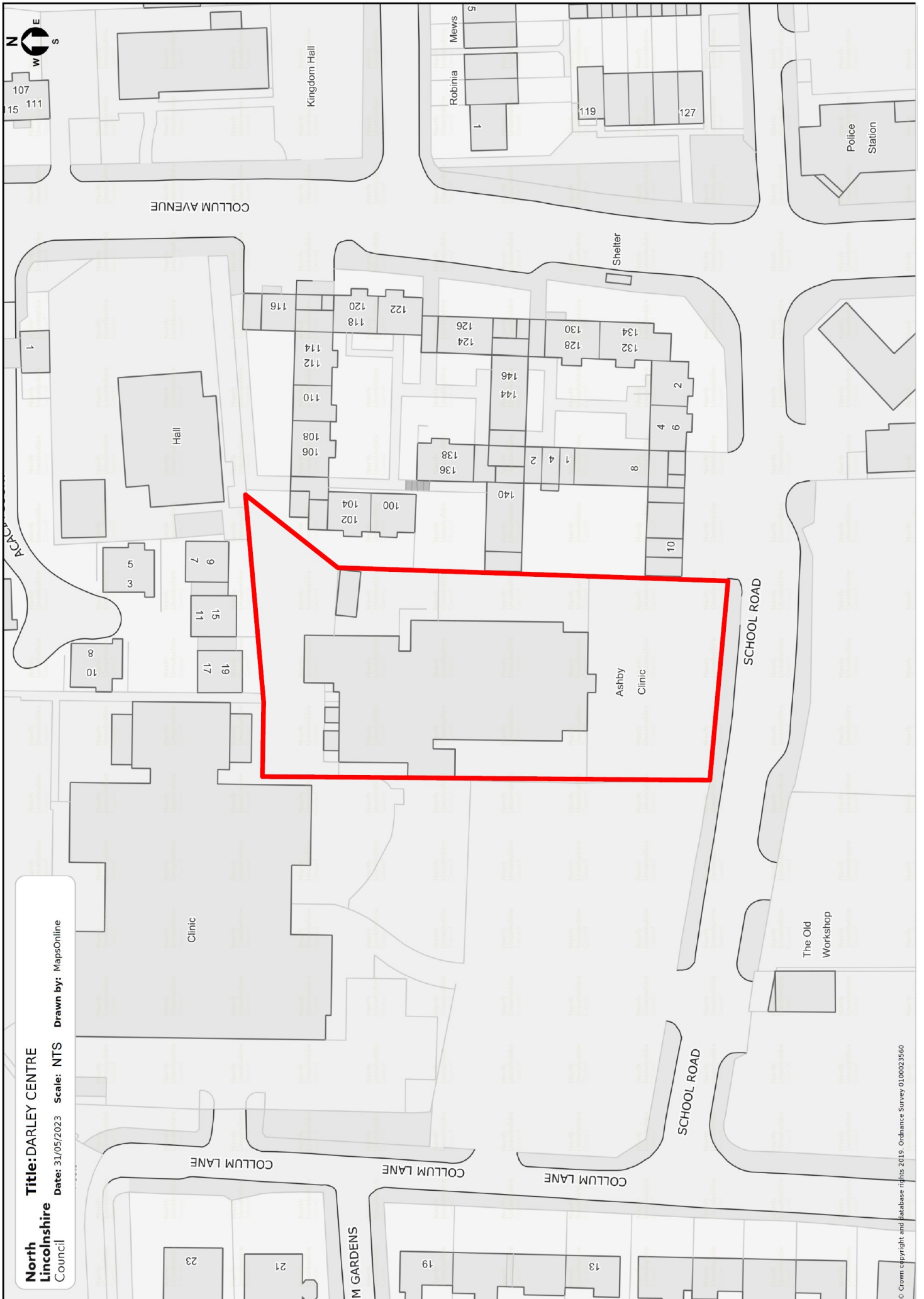
DARLEY CENTRE - MAIN GROUND FLOOR LAYOUT



Principle Space Information

Room	Area (m ²)	Room	Area (m ²)
G01	14.25	G32	43.61
G03	20.25	G33	51.09
G04	43.47	G34	43.54
G06	36.5	G35	15.84
G09	43.14	G36	74.99
G16	118.86	G37	26.77
G18	46		

DARLEY CENTRE - SITE PLAN



Title: DARLEY CENTRE

Date: 31/05/2023 **Scale:** NTS **Drawn by:** MapsOnline

North Lincolnshire Council







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www.northlincs.gov.uk

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