

Brigg Wellbeing Hub Horstead Avenue, Brigg North Lincolnshire, DN20 8PX

Freehold For Sale

Offers Invited



- Single storey property 645 sq. m (6,944 sq ft)
- Former Wellbeing Hub and Resource Centre
- Suitable for various uses including residential development (subject to planning)
- Overall site area is 1.13 acres (0.45ha) approx.

North Lincolnshire Council is offering the property by private treaty

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

**North
Lincolnshire
Council**

Call (01724) 297330 **Email** businessinfo@northlincs.gov.uk

Location

Brigg is a thriving market town in North Lincolnshire and has a population of 5,626 (2011 census) It benefits from employment opportunities, shopping facilities, leisure and education facilities including Brigg Primary, St. Mary's Catholic Primary Voluntary Academy, Sir John Nelthorpe School and Vale Academy.

Brigg has good road links with the national motorway network via the M180 and to the Humber Bridge.

Brigg railway station is approximately 1.2 miles away with direct links to Doncaster, Sheffield and Manchester with connection via these to the East, West & Midland mainlines. There are also regular bus services serving the town.

Humberside Airport and Doncaster Sheffield (Robin Hood) Airport are both within close proximity.

The site is located to the North of Brigg's market place on a well established housing estate which benefit from a convenience store and is adjacent to Brigg Recreational Ground.

Description

This site extends to approximately 1.13 acres (0.45 ha) as shown edged in red on the attached plan and consists of a single storey former community wellbeing hub and resource centre premises which extends to approximately 645 sq. m (6,944 sq ft) and benefits from on site parking and mature gardens predominately laid to lawn.

Accommodation

Single storey, detached brick faced property under a pitched tiled roof extends to approximately 645 sq. m (6,944 sq ft) as shown on the attached floor plans.

Planning

The site is not currently allocated for housing within the North Lincolnshire Housing and Employment Land Allocation Development Plan Document, however it is considered suitable for residential development.

The seller would welcome proposals from developers proposing the development of retirement housing, for example bungalows or a care village.

A large area of land adjacent to the Eastern side of the site is allocated for housing development in the council's Housing & Employment Land Development Plan Document (ref BRIH-3 and BRIH-4). The desire is for a link road to run through the proposed adjacent housing development to link Wrawby Road to Grammar School Lane and ultimately through to Atherton Way. Opportunities may therefore arise for the subject site to link into proposals for the adjacent development (subject to planning and agreement with third parties etc).

Interested parties 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.

Flood risk

The site is predominantly within flood zone 1 as defined by the Environment Agency, an area with a low probability of flooding.

Interested parties 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 the premises benefits from all mains services. Such supplies were available are untested and unwarranted.

The Buyer will be responsible for making their own enquiries in respect of the availability and layout of any services to the site.

Highways

The site has frontage to Horstead Avenue which is an adopted highway.

Please contact North Lincolnshire Council Highways team on (01724) 296699 to discuss highway 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 (Title/Contamination/Asbestos)

Freehold with Full Title Guarantee.

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

The purchaser is expected to satisfy themselves by enquiry, survey or any other means as to the condition of the land and/or property. Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request.

'Business Rates' - NNDR

The seller understands that the current rateable value (2017 valuation list) is £5,100.

Prospective purchasers are recommended to contact the North & North East Lincolnshire Council's Local Taxation & Benefits Shared Service team for confirmation and any other information regarding NNDR.

Phone: 0300 3030164, option 4

E-mail: nndr@northlincs.gov.uk

EPC

Energy Performance Assessment Rating is C.

Sale Price

Offers Invited

VAT

The Seller has elected not to charge Value Added Tax.

Contact

For further information contact: -
(01724) 297330 or

Email: businessinfo@northlincs.gov.uk

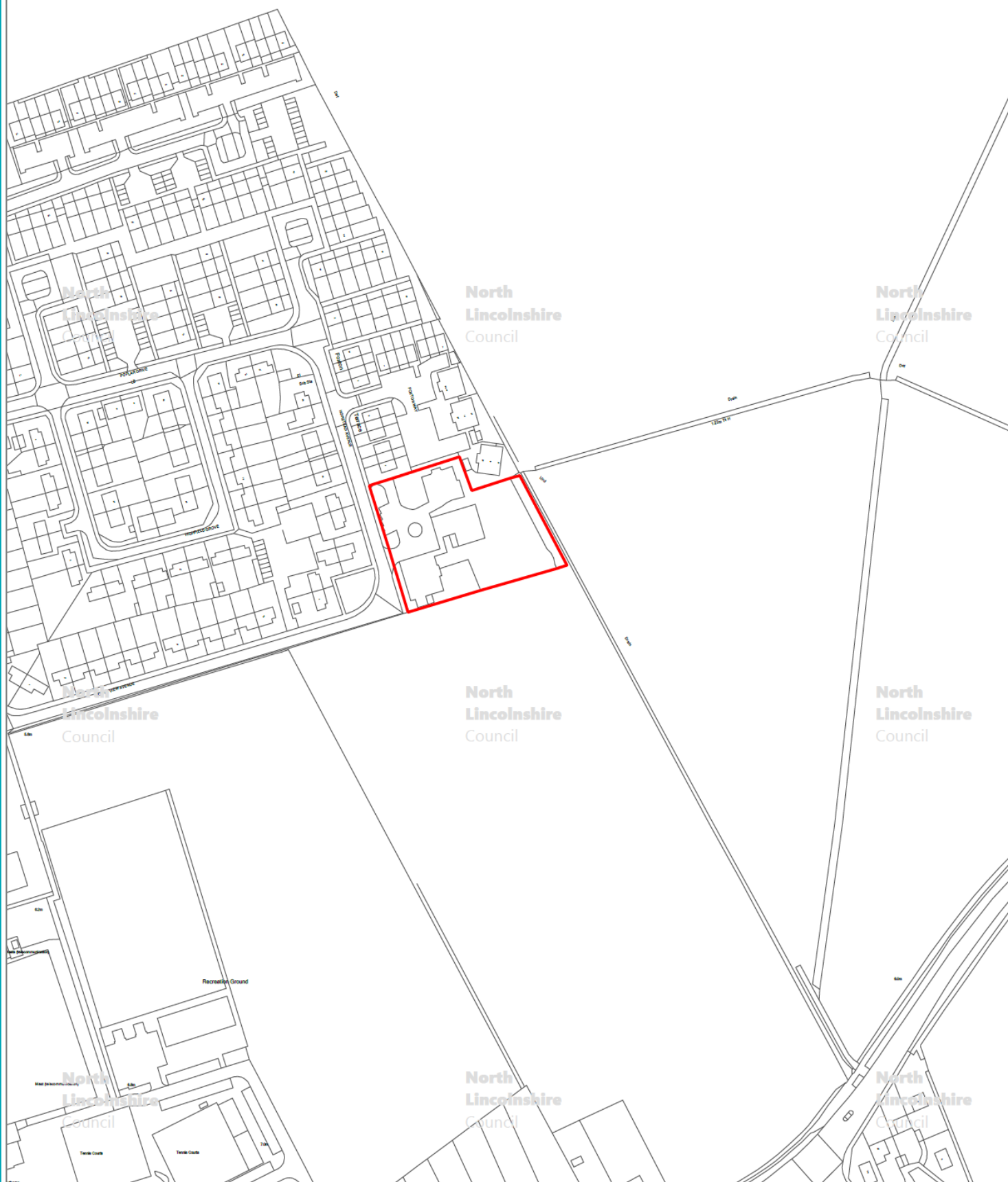
PLEASE NOTE

- 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.

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Title: Brigg Community Wellbeing Hub, Horstead Avenue, Brigg

Drawing Number: BRI-4-0113

Version: 1

Date: 20/10/2020

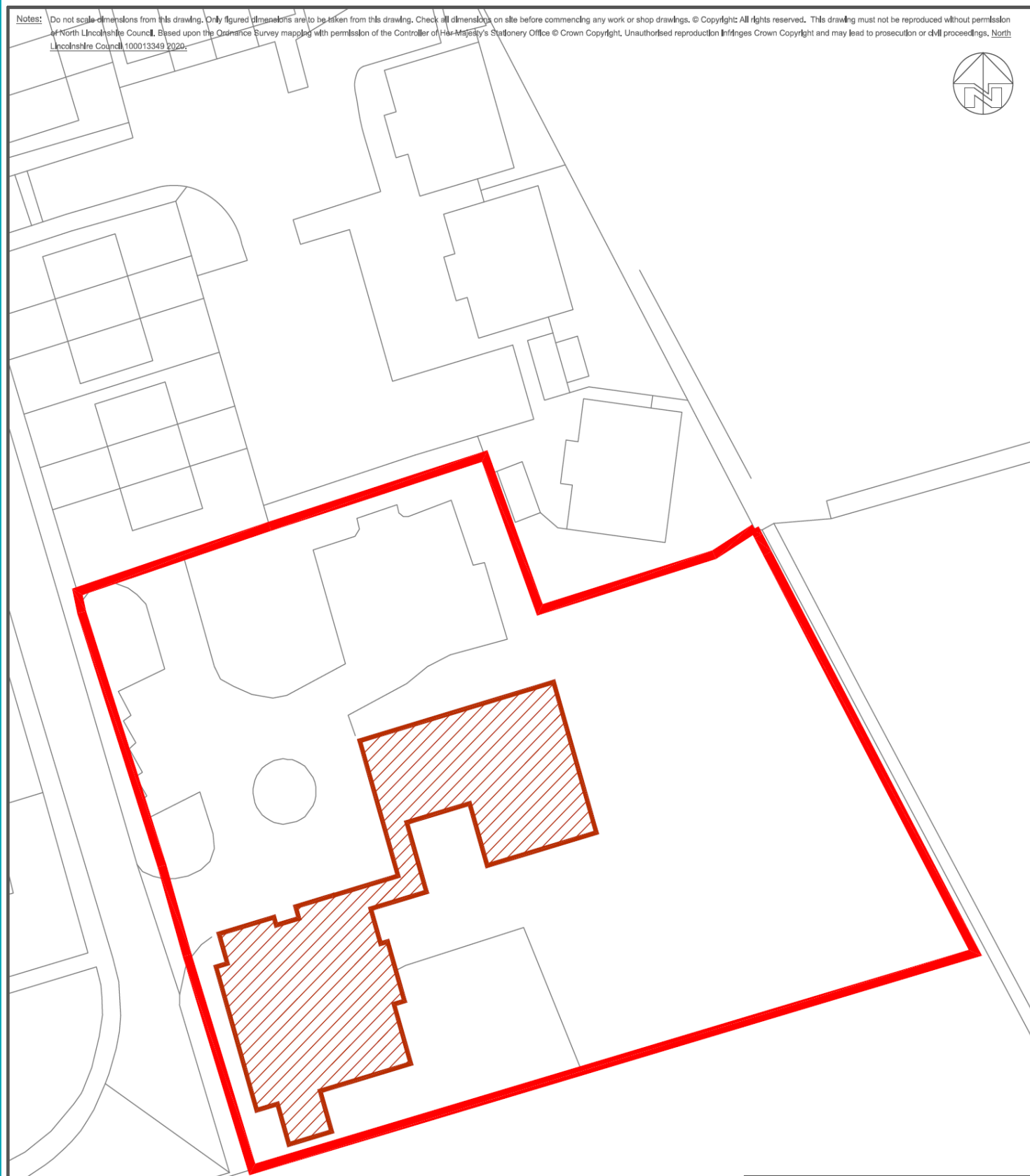
Scale: Not to Scale

Drawn By: SP

North Lincolnshire Council

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Simon Green
Deputy Chief Executive &
Executive Director-Commercial

Drawing Title

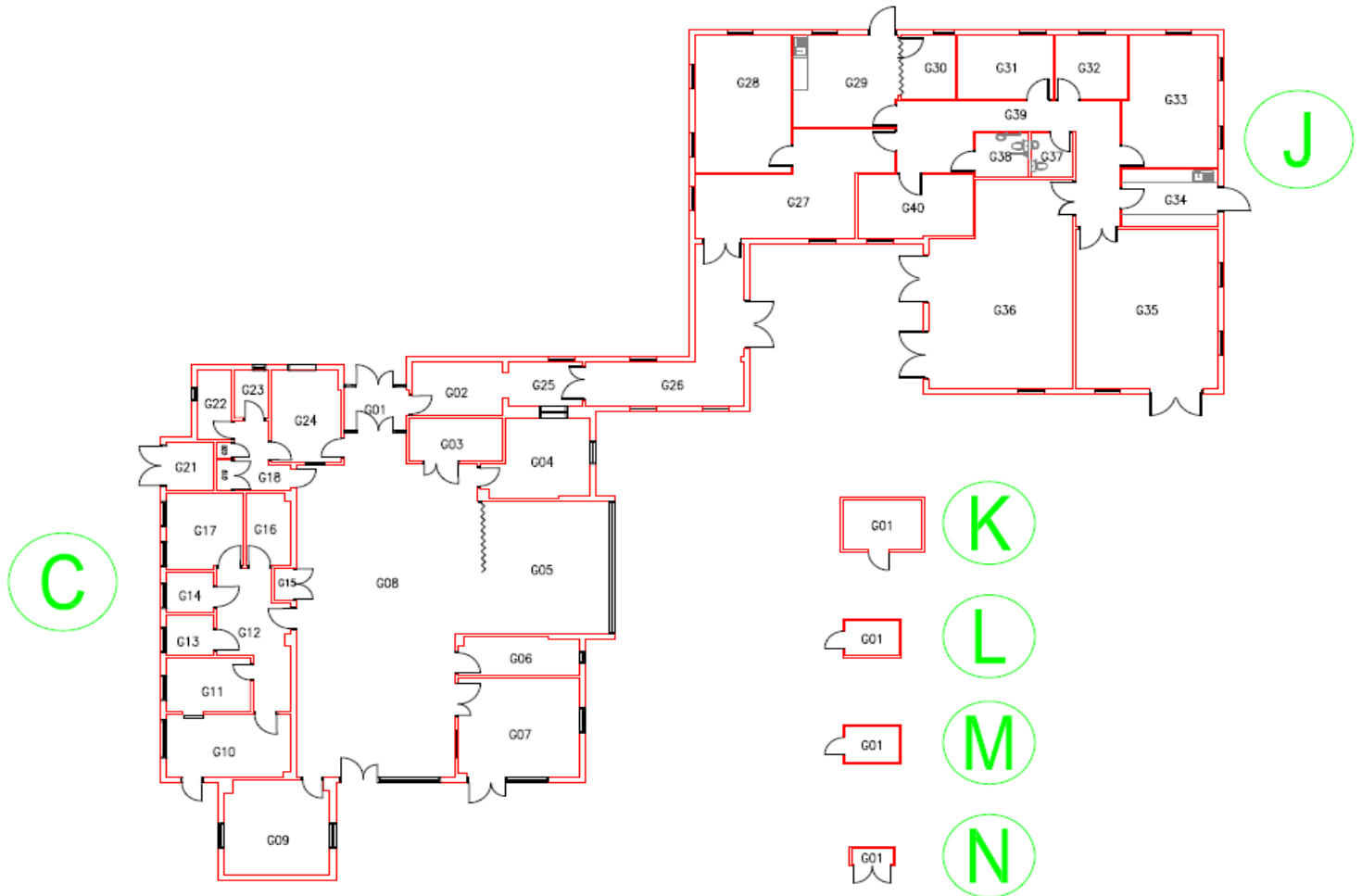
BRIGG WELL BEING HUB

Date
OCT 2020

Scale
NTS

Brigg Wellbeing Hub, Horstead Avenue, Brigg DN20 8PX

Floor Plan



Room No.	Room Description	Block Code	Area (sq m)	Room No.	Room Description	Block Code	Area (sq m)
G01	Entrance	C	5.34	G23	WC Male	C	3.07
G02	Room	C	9.27	G24	Office	C	12.1
G03	Switch room	C	7.76	G25	Circulation Space	J	6.11
G04	Store	C	14.37	G26	Circulation Space	J	23.99
G05	Social area	C	32.21	G27	Circulation Space	J	28.12
G06	Store Room	C	8.92	G28	Caretakers store	J	25.32
G07	Kitchen	C	22.98	G29	Office	J	18.27
G08	Social area	C	106.46	G30	Store Room	J	6.6
G09	Music Room	C	18.95	G31	Office	J	11.6
G10	Changing Room	C	14.88	G32	Office	J	8.7
G11	Laundry	C	8.57	G33	Office	J	23.31
G12	Circulation Space	C	14.93	G34	Kitchen	J	10.72
G13	WC (Disabled)	C	3.67	G35	Dining room	J	43.54
G14	WC (Disabled)	C	3.67	G36	Craft room	J	52.43
G15	Store	C	1.17	G37	WC	J	3.51
G16	WC (Disabled)	C	6.01	G38	Disabled WC	J	4.4
G17	Changing Room	C	10.8	G39	Circulation Space	J	27.62
G18	Circulation Space	C	5.68	G40	Meeting Room	J	13.84
G19	Cleaners Store	C	0.86	G01	Shed	K	7.59
G20	Store	C	0.45	G01	Shed	L	3.67
G21	Boiler room	C	4.43	G01	Shed	M	3.67
G22	WC Female	C	4.44	G01	Gas Meter	N	1.19

Note: For illustrative purposes only

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