

FOR SALE BY INFORMAL TENDER

on behalf of Devon County Council and North Devon Council

SOUTH WEST
norse

20 & 21 St Georges Road, Barnstaple, EX32 7AU



- An opportunity to acquire former office and youth Club premises located in a residential area
- Potential for residential development and other uses, subject to planning
- Site area approximately 2.16 acres (0.874 ha)
- Freehold for sale by Informal Tender
- Closing Date for Informal Tenders
12.00 noon on Monday 14 October 2024
- Further Land to the West of the site may be available in the future

Contact: Adrian Priest or Izabela Wrobel
T: 01392 351000
E: agency.exeter@norsegroup.co.uk

agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000
swnorse.co.uk

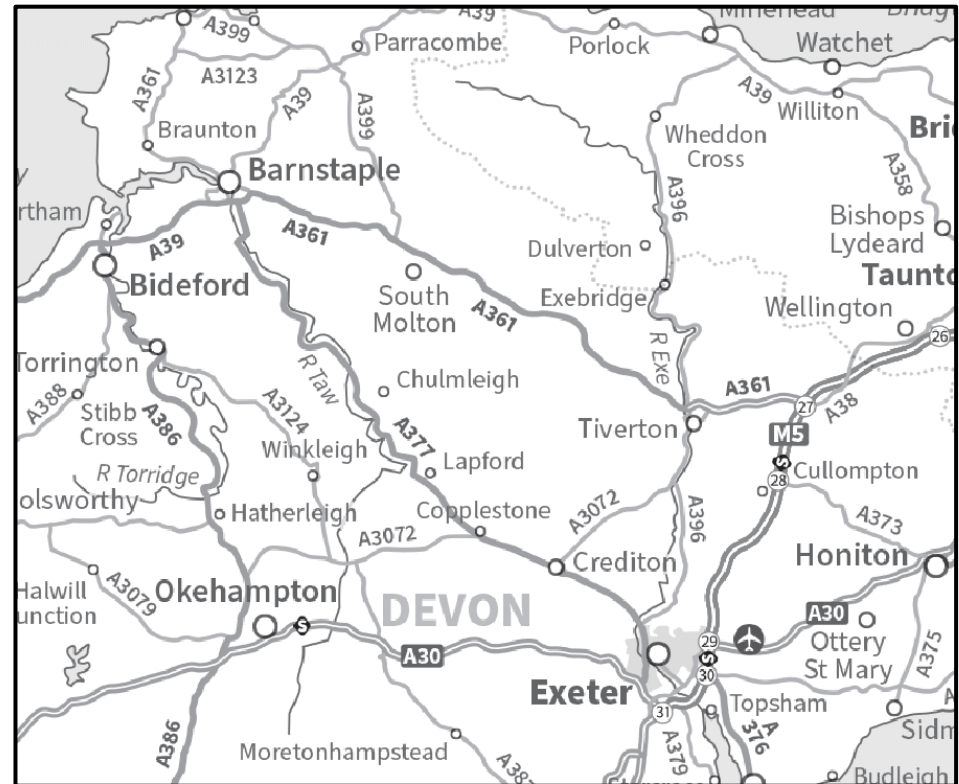
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Location

St Georges Road is situated on the North-East side of the North Devon market town of Barnstaple within a predominantly residential area. The town centre is within easy reach being approximately 0.5 miles away and offering comprehensive modern shopping facilities, a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital.

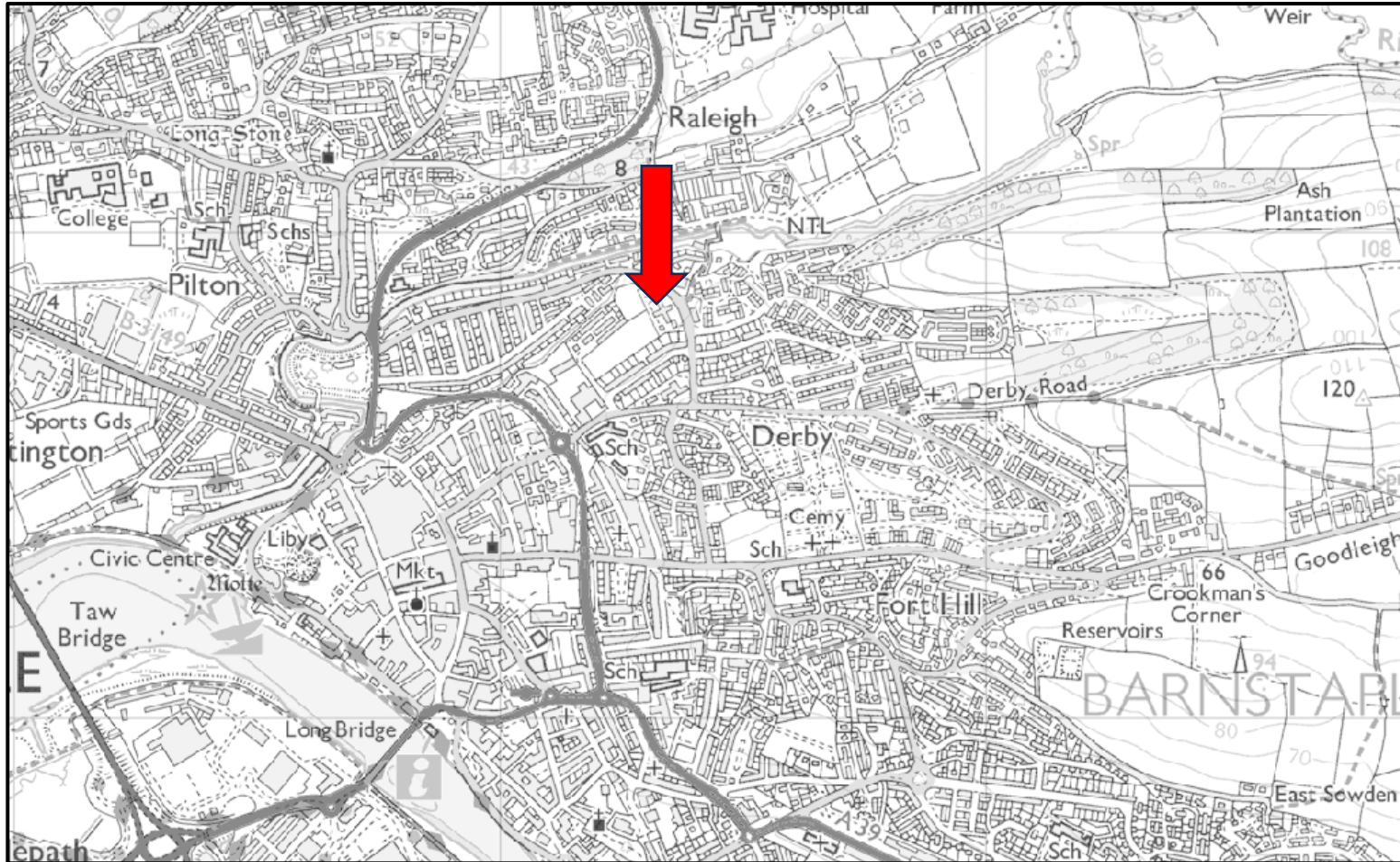
Barnstaple is approached via the A361 North Devon Link Road which provides easy links to the regional capital of Exeter, the M5 motorway and the popular North Devon coastal resorts. An excellent bus service operates in the area and a branch railway line provides regular services to Exeter St. David's, providing links to most major cities across the UK, and Exeter Central which is located a short distance from the city centre.



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Description

The property comprises a level mostly brownfield site with a green area on the North Eastern Corner extending to approximately 2.16 acres (0.874 hectares), one part being owned by Devon County Council and the other part being owned by North Devon with direct access off the public highway. For identification purposes the total extent of the site being offered for sale is shown edged in red on the respective plan included in these particulars and annotated to show the respective areas owned by each Council. On the site currently there is a former two-storey office complex with a total gross internal area of approximately 8,762 sq ft (814 sq m), a further two-storey building currently used as a youth centre and with a gross internal floor area of approximately 4144 sq ft (385 sq m) and a former bungalow with a gross internal area of approximately 775 sq ft (72 sq m). The site offers potential for residential or other alternative uses subject to planning and further land to the West of the site may become available in the future (Plots A & B on the respective plan).

Important Note: Subject to the availability of funding, the vendor will demolish and remove all build buildings currently on the site, including all floor slabs and foundations to a depth of 1200mm, which will be back-filled with appropriately graded crushed demolition material. It is anticipated that asbestos removal soft stripping of the buildings will have taken place by Christmas 2024 with the demolition of the main structure of the buildings commencing in early 2025. The target date for the completion of all demolition is by 31 March 2025 or earlier.

Tenure

The site will be sold freehold with vacant possession on completion.

Services

The property has mains water, gas, electricity and mains drainage. Prospective purchasers should satisfy themselves through their own enquiries to the relevant authority as to the availability, suitability and capacity of services to the site.

Planning

The property has potential for a range of uses subject to obtaining planning. Interested parties should make planning enquiries regarding development potential to the Local Planning Authority, North Devon District Council, on TEL 01271 388288. A pre-application consultation has been undertaken by the vendors which concludes that that the principle of residential development on the site is likely to be acceptable as it is within the Barnstaple development boundary. The planning response dated 12 February 2024 is included within the property information pack.

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Property Information Pack

Additional information on the site including title information, is available upon request.

Offers

Conditional and/ or unconditional informal tenders with the site being cleared and/or uncleared are invited using the Form of Offer and procedure detailed in the Information Pack.

VAT

Interested parties are advised that the County Council, as Vendor, has confirmed that it is not intended to charge VAT on the purchase of the property.

Viewing

Strictly by appointment with South West Norse.

There is limited access to the main building, due to the condition of the property. The youth centre building is currently occupied and viewing may not be permitted at certain times.

Method of Sale

The property is offered for sale by informal tender with interested parties invited to submit tenders, conditional and/or unconditional upon planning on a cleared and/or uncleared site basis subject to contract, by the closing date of 12.00 noon on Monday 14 October 2024. Interested parties should submit their tenders on the 'Informal Tender Form' contained within the information pack which can be obtained from South West Norse Ltd by contacting Adrian Priest on 01392 351052 or agency.exeter@norsegroup.co.uk The procedure for the submission of tenders is as follows:-

Tenders should be submitted to the Director of Legal & Democratic Services, Devon County Council, Room G23, County Hall, Topsham Road, Exeter, EX2 4QD in an envelope marked "Tender for 20 & 21 St Georges Road, Barnstaple, EX32 7AU but not bearing any indication of the name or mark indicating the sender, including franking, to be received prior to 12.00 noon on Monday 14 October 2024.

It should be noted that any tenders made by Email, facsimile or received after the closing date will not be considered.

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Terms of Sale

1. Offers are to be received by 12.00 noon on Monday 14 October 2024 and are to be sent to the Director of Legal & Democratic Services, Room G23 County Hall, Topsham Road, Exeter, EX2 4QD.
2. All offers received will be held unopened until the closing date.
3. Email or facsimile offers will not be considered.
4. Offers cannot be accepted by South West Norse either at its offices or by its employees.
5. The Vendors do not bind themselves to accept the highest or any offer received.
6. Offers are to be for a fixed figure in pounds sterling and should be given in words and figures. They must not be calculable only by reference to other bids.
7. A 10% deposit to be payable upon exchange of contracts.

Note for prospective purchasers

As a condition of sale, the purchaser shall ensure that a right of access is provided over an estate road on the site in a position to be agreed within the Western boundary between X & Y to enable the future development of the plots labelled A & B on the respective plan within these sales particulars

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Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| St Georges Road Bungalow 21 St Georges Road Barnstaple EX32 7AU | Energy rating D | Valid until: 18 June 2033 <hr/> Certificate number: 3322-4522-7314-4173-3917 |
|--|---------------------------|---|

Property type: Offices and Workshop Businesses

Total floor area: 81 square metres

Rules on letting this property

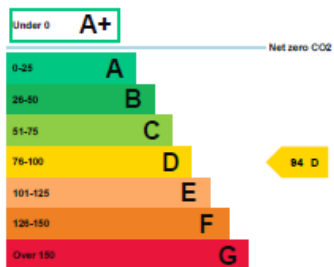
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 21 St Georges Road Barnstaple EX32 7AU | Energy rating B | Valid until: 23 November 2033 |
| | | Certificate number: 4132-2791-2796-0507-4286 |

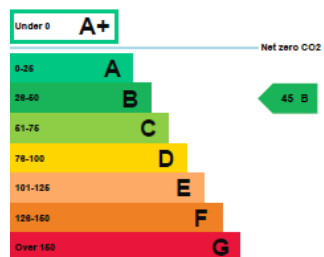
Property type: Non-residential Institutions: Community/Day Centre
 Total floor area: 392 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 20 St Georges Road BARNSTAPLE EX32 7AU | Energy rating E | Valid until: 18 June 2033 |
| | | Certificate number: 1066-9313-4162-1156-6987 |

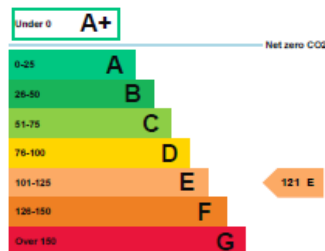
Property type: Offices and Workshop Businesses
 Total floor area: 859 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

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Health & Safety

Care must be taken whilst viewing the site to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

The poor condition of the building has already been highlighted in these sales particulars.

Important Notices

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting or making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

5. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. South West Norse is obliged under the Proceeds of Crime Act 2002 [as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 to verify the identity of the purchaser of any description.

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.