

FOR SALE BY INFORMAL TENDER

1.07 hectares of residential development land Lancaster Road Caton Lancaster LA2 9QJ

Lancashire County Council is offering for sale a development site comprising the former Moor Platt Home for the Elderly, Caton, Lancaster.



Property Information

The Site

Approximately 1.074 hectares (2.65 acres) of land shown edged red on the plan below.

Location (ref. location plan below)

The property is a former local authority care home located in the centre of the village of Caton, approximately 4 miles east of Lancaster city centre and 2 miles from junction 34 of the M6 motorway.

Description (ref. site plan and aerial photograph below)

The property comprises a collection of buildings within extensive and private grounds, the latter mainly laid to grass and screened by a number of mature trees around the periphery of the site. The buildings are generally two-storey and comprise a former care home building (of stone and slate construction), various outbuildings and a pair of semi-detached staff houses (brick and tile construction).

The premises have been unused for a number of years and the buildings have become extensively dilapidated.

The site has a main road frontage to Lancaster Road.

Accommodation (principal buildings)

The floor areas (gross internal areas) of the principal buildings on the site:-

former care home block – 1022 sq.m (10,990 sq.ft),

outbuilding – 255 sq.m (2,740 sq.ft,)

staff houses – 147 sq.m (1,580 sq.ft,)

Tenure

The property is offered freehold subject to the grant of a preliminary building lease (the freehold transferring to the purchaser upon the financial close of the transaction). Further information is provided in the 'Basis of Sale' section below.

Planning

Outline planning permission for 36 extra care/continuing retirement houses (including a two-storey administration and communal services block), was granted on 5th March 2010 (Application Number: 06/01115/OUT). A copy of the planning consent is available from the Vendor's office. The Vendor is in the process of applying for the renewal of this consent.

The site is generally considered to be suitable for range of uses including residential and healthcare development; subject to gaining the necessary planning consents. Interested

parties should consult directly with the Local Planning Authority, Lancaster City Council, Town Hall, Dalton Square, Lancaster LA1 1PJ. Tel. No: 01524 582 000.

Trees on the site are subject to a Tree Preservation Order.

Services

All main services are available in the adjacent highways. However, interested parties should contact the statutory undertakers for confirmation and to ascertain whether there is sufficient capacity available for their proposals.

Roads and Access

Vehicular access to the property is currently available from Lancaster Road and Ashcroft Close, which are understood to be adopted highways. However it is the responsibility of interested parties to satisfy themselves as to the status of these roads.

Possession

Vacant possession will be given upon completion.

Offers of Purchase

Basis of Sale

Prospective purchasers are invited to submit offers for the whole of the property as shown edged red on the site plan.

Guidance for the submission of offers

All offers should be submitted on the attached Financial Offer Proforma and contain the following information to assist the councils' adjudication and selection of a purchaser:-

- i. the conditions attached to the offer (if any)
- ii. details of the proposed use and development proposals for the site (including such information as the proposed use, form of development, number of units/scale of development and the anticipated timetable for the procurement of planning consent for redevelopment).
- iii. written confirmation of the availability of the funds necessary to cover the offer of purchase.

Please note that although due consideration will be taken of all offers received, the County Council shall not be bound to accept the highest or any offer received.

Submission date

The property is offered for sale and the offers should be submitted by the closing date for the receipt of offers being **12 noon, Friday 28th September 2012**.

All offers should be submitted on the proforma to Mr. Martyn Ellis MRICS, Lancashire County Property Group, Estates and Valuation Practice, PO Box 26, County Hall, Preston, PR1 8RE.

The envelope containing the tender should be clearly headed "Moor Platt Tender" but otherwise be unmarked by any company logo etc.

Fees

In addition to the purchase price, the purchaser will be liable, upon completion, to make a contribution to the County Council's legal and surveying fees equivalent to 2% of the purchase price, subject to a minimum of £600 and shall reimburse the county council for the cost of local searches.

Viewing

The site may be viewed by appointment only, but internal inspection of the buildings are discouraged due to their poor condition (the council will endeavour to facilitate internal viewing where necessary for appropriately qualified and equipped parties).

Further Information

If you require further information please contact:

Mr Martyn Ellis MRICS
Lancashire County Property Group
PO Box 26
County Hall
Preston
PR1 8RE
Tel: 01772 533296
Fax: 01772 533550
Email: martyn.ellis@lancashire.gov.uk

Misrepresentations

Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place with potential purchasers.

Lancashire County Council Property Sales

For other property offered for sale by the county council please visit:-

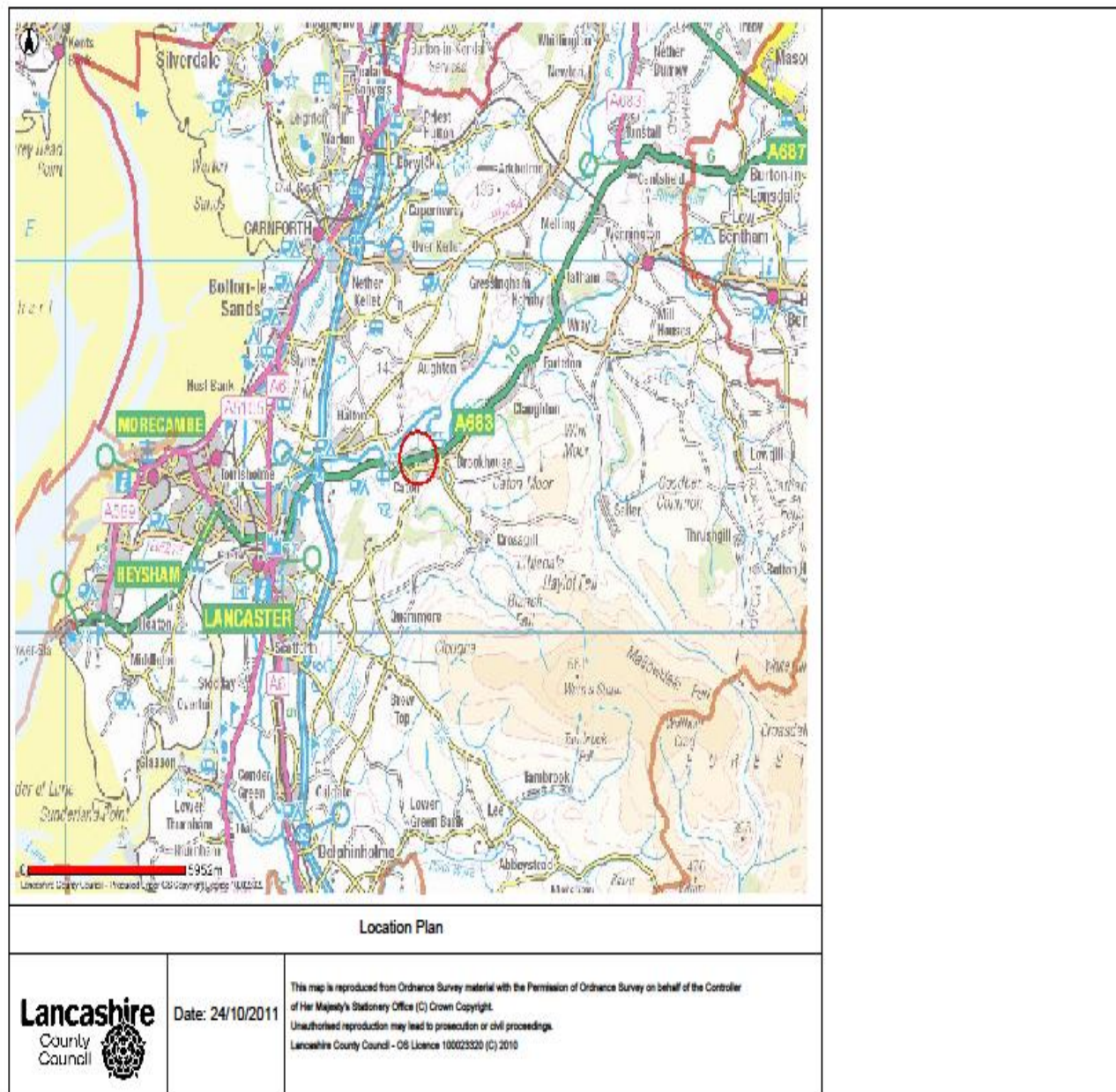
www.lancashire.gov.uk/propertysales

Site Plan



Location

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Aerial Photograph



Moor Platt, Caton

Lancashire
County
Council



Date: 24/10/2011

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