



FOR SALE

The former Deepdale Day Centre, Sir Tom Finney Way, Preston PR1 6JA with a site of 0.578 hectares (1.45 acres) suitable for redevelopment.



For identification purposes only

Property Information

The Site

Approximately 0.578 hectares (1.45 acres) of land shown edged red on the plan below.

Location (ref. location plan below)

The property is a former local authority day centre located in Preston adjacent to a Sainsbury Supermarket and close to Preston North End Football Stadium. Approximately 1 mile of the city centre and 2.3 miles from junction 31 of the M6 motorway.

Description (ref. site plan and aerial photograph below)

The property comprises two linked buildings with a separate secure parking compound and parking and service area fronting Sir Tom Finney Way. The buildings are circa 1955 traditionally built single-storey type.

The site is accessed off the adopted Flintoff Way via the Sainsbury Supermarket access road and egressed to Flintoff Way close to the junction with Sir Tom Finney Way.

Accommodation (ref. layout drawing below)

The floor area (gross internal area) of the buildings on the site are:

Building 1: 1222.92 square metres

Building 2: 1251.34 square metres

Tenure

The property is offered freehold with vacant possession. Land Registry Title LAN 70299.

Planning

The site is generally considered to be suitable for range of uses including retail, restaurant and café, public house and hotel, subject to gaining the necessary planning consents. Interested parties should consult directly with the Local Planning Authority, Preston City Council, Lancastria House, 77-79 Lancaster Road, Preston PR1 2RH Tel:01772 906581.

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 via the Sainsbury Supermarket site from Flintoff Way, which is understood to be an adopted highway. 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:-

1. the conditions attached to the offer (if any)
2. 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 in square metres and the anticipated timetable for the procurement of planning consent for redevelopment).
3. 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.

Date for submission of offers

The property is offered for sale with the closing date for the receipt of offers being **12 noon, Friday 21 September 2012.**

All offers should be sent to Mr Keith Jewsbury FRICS, 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 "Deepdale Site Sale" but otherwise be unmarked by any company logo or sender identification 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 buildings on the site may be viewed by appointment only.

Further Information

If you require further information please contact:

Mr Keith Jewsbury FRICS
Lancashire County Property Group
PO Box 26
County Hall
Preston
PR1 8RE
Tel: 01772 531180
Fax: 01772 533550
Email: keith.jewsbury@lancashire.gov.uk

Misrepresentations

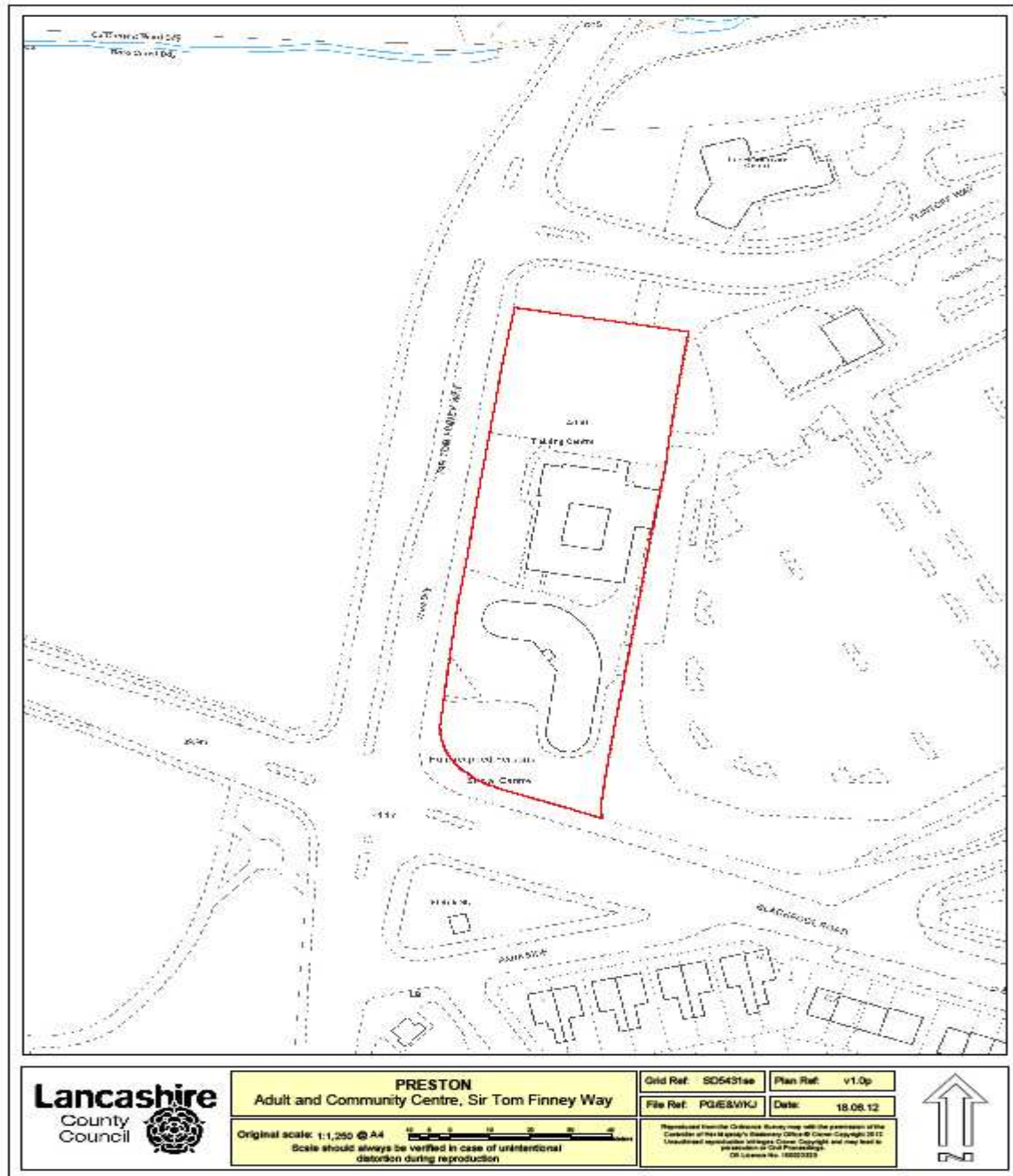
Lancashire County Council gives notice that these particulars are a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility can be accepted for the accuracy of the information or any discussions which may subsequently take place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

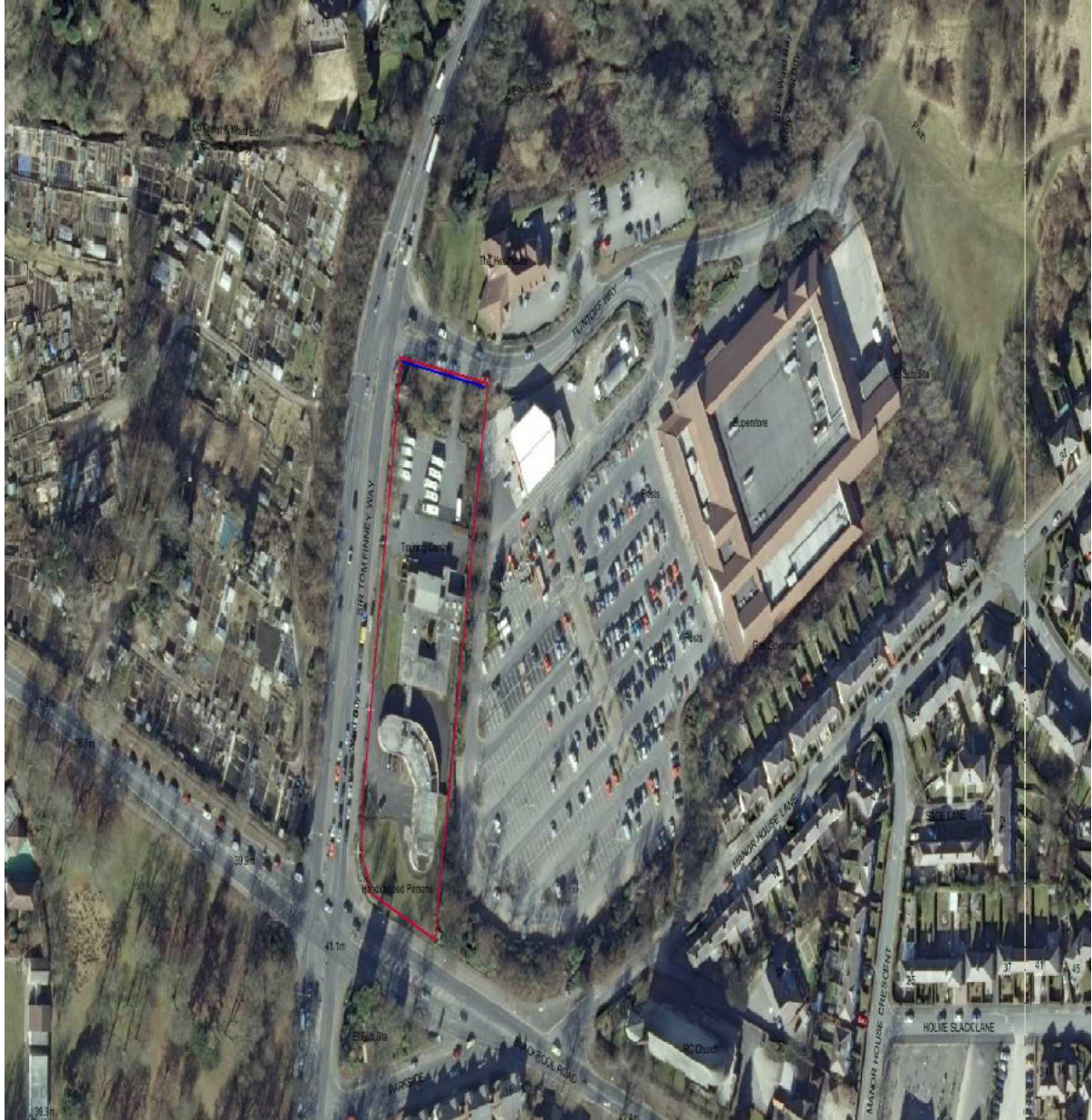


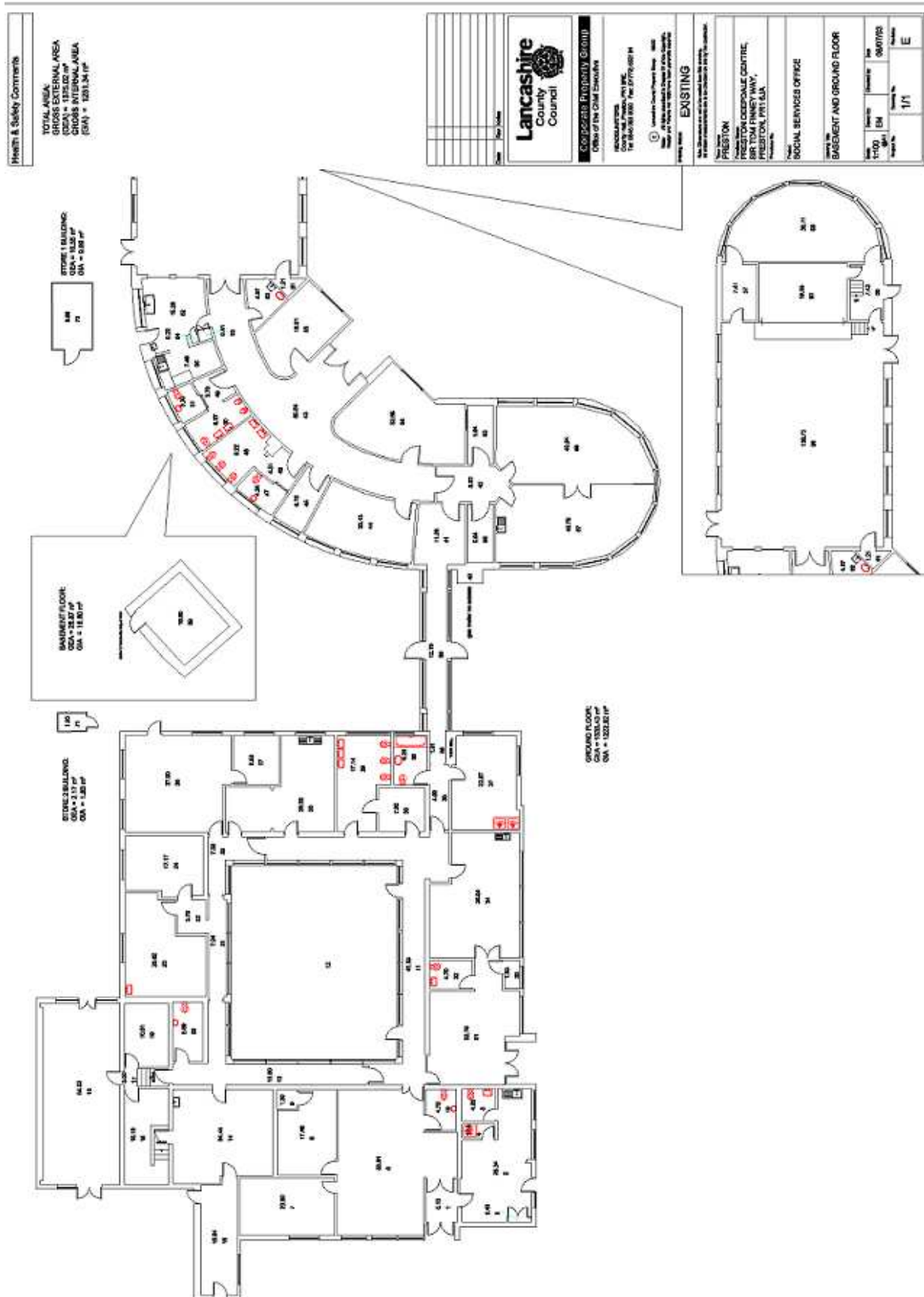
Location

This map is reproduced from Ordnance Survey material with the Permission of Ordnance Survey on behalf of the Controller



Aerial Photograph





To be submitted by 12 noon on Friday 21st September 2012

Interested Party Details	<p>Full company name and/or name of client, if applicable:</p> <p>.....</p> <p>.....</p> <p>Address:.....</p> <p>.....</p> <p>.....</p> <p>Telephone.....</p> <p>Email.....</p> <p>Contact Name.....</p> <p>Position.....</p>
Financial Offer – please complete EVERY section	
Wholly unconditional for the entire site	<p>£.....(in figures)</p> <p>(in words).....</p> <p>.....</p> <p>.....</p> <p>.....</p>
Conditional for the entire site	<p>£.....(in figures)</p> <p>(in words).....</p> <p>.....</p> <p>.....</p> <p>.....</p>

Scheme/Use

Please provide an indicative scheme layout, details of unit numbers, house types and use of existing buildings.

(use an additional sheet if necessary)

[illegible]

Funding

The bidder should provide details of how they intend to fund the purchase of the site

(evidence of available funding – ie. a bank reference/letter of support – should be provided with this offer)

[illegible]

Solicitors Details	<p>Company Name:</p> <p>.....</p> <p>.....</p> <p>Address:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Name of solicitor:</p> <p>.....</p> <p>.....</p> <p>Tel:</p> <p>.....</p> <p>Email:</p> <p>.....</p>
Submission Requirements	<p>Please provide 1 hard copy of your submission. It should be sent to Keith Jewsbury FRICS, Lancashire County Property Group, Estates and Valuation Practice, PO Box 26, County Hall, Preston, PR1 8RE.</p> <p><u>By 12 noon Friday 21 September 2012</u></p> <p>The envelope containing the tender should be clearly headed "Deepdale Sale" but otherwise be unmarked by any company logo or identification.</p>