



Shropshire
Council

For Sale



**FORMER COUNCIL OFFICES AT
WESTGATE, BRIDGNORTH, WV16 5AA**

**EXPRESSIONS OF INTEREST INVITED FOR
2.36 ACRE (0.96 HA) SITE, BRIDGNORTH**

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01743 281082

Shropshire Council seeks **Expressions of Interest** for the freehold of its former office site at Westgate, Bridgnorth. Following a decision last year to close the facility, the site and buildings are surplus to the Council's requirements.

The main office accommodation block comprises offices on ground, first and basement floors. In addition there is a single storey store/workshop and car parking within the grounds. The buildings have a gross internal measurement of 24,183 ft² (2246 m²).

The buildings could be refurbished or alternatively may be redeveloped subject to obtaining the necessary Planning Consents from Shropshire Council. Please see the Planning Statement given below.

Expressions of Interest

In submitting an Expression of Interest the following points should be addressed as appropriate:

- Name/Company name/address
- Agent's details
- Proposed use
- Outline of the proposal, including redevelopment/refurbishment proposals
- Relevant experience
- Approximate timescale

NB there is no prescribed format for making an Expression of Interest. It may be sent to the Council by either email or post, the details of which appear under the Viewing/Further Information section below.

Please do not give your financial offer at this stage.

Expressions of Interest need to be made in writing to the Council by **Midday 25 June 2015**. The Council will assess all Expressions of Interest received and selected parties will be invited to meet and discuss their proposals with Shropshire Council. Following those meetings a number of parties will be shortlisted to tender for the property. A guide price will be issued to those shortlisted parties. The tender will take place in autumn 2015.

The Council envisage that a sale contract will be conditional upon successfully obtaining planning consent.

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Planning Statement: Development

Bridgnorth is the third largest town in Shropshire and compliments the roles of Shrewsbury and Oswestry located to the west along the A458/A5 strategic road network. Bridgnorth is accessible to Telford to the north via the A442, the strategic centres of Worcestershire to the south via the A458/A442 and southern Staffordshire to the east.

Bridgnorth also adjoins the Metropolitan Green Belt around Wolverhampton and the Black Country, along the A454, to the east.

Bridgnorth is the key service centre and principal location for sustainable development in east Shropshire. The town is also a popular tourist destination and home to the famous 'Severn Valley Railway' linking Bridgnorth to Kidderminster. The town is characterised by its historic character and Conservation Areas, its separation into 'High Town' and 'Low Town' by the local topography and the course of the River Severn, the presence of the Green Belt around Low Town to the east and by the significance of its landscape setting.

Westgate is situated in 'High Town' just to the west of the central Conservation Area. The site is situated within an established residential suburb largely characterised by 19th and 20th Century properties within substantial plots. There are a number of listed properties and structures in the immediate setting of the site but many other surrounding properties have comparable architectural or historic merit. A further adjoining use is the town Police Station situated to the north.

Development proposals should take into account the requirements of national and local planning policy. Particular regard should be given to the saved Bridgnorth Local Plan, the adopted Shropshire Core Strategy with its supplementary guidance on the provision of developer contributions, affordable housing, open space and sustainable design and the emerging SAMDev Plan, currently being examined by the Planning Inspectorate. Local planning policy documents are available at: <http://shropshire.gov.uk/planning-policy/>.

Whilst the Westgate site currently has a Class B1(a) office use with curtilage parking the site is the subject of an application (referenced 14/02693/OUT) for outline permission for residential redevelopment. The authority resolved to approve this application on 13th January 2015 subject to a legal agreement for the maintenance of public open space and to secure the provision of affordable housing. The current status of the site reflects the existing office use but recognises that the long established floorspace might not suit contemporary market demands for office accommodation. The existing premises could also be subject to permitted change of use rights for residential use and so, residential redevelopment of the site may be realised in addition to the existing office use.

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In deciding upon development proposals, potential purchasers are advised to consider: the existing infrastructure and fabric of the site; the site's ability to contribute to the economic sustainability of Bridgnorth, the general permitted use rights and the character, amenity and historic merit of the locality.

In addition, it should be recognised that the opportunities afforded by this site will require a range of developer contributions and subject to the scale and type of uses being proposed, may require further investment in transport, highways and infrastructure.

It is recommended that prospective purchasers discuss any proposals for the site with the Local Planning Authority at an early stage to clarify the planning status of any proposed use or development. A pre-application charge will apply to the provision of advice and initial contacts should be made to planningdmsw@shropshire.gov.uk.

Terms

Offered freehold with Vacant Possession.

Business Rates

The Rateable Value is currently £80,000. Parties are encouraged to make their own enquiries with the Council's Business Rates Department to establish the Rates Payable. Business Rates Department: 0345 678 9003
Email: business.rates@shropshire.gov.uk

Energy Performance

Westgate offices have an EPC rating of 120 and the certificate is available on request.

VAT

VAT is payable on the purchase price

Ground Condition and Contamination

Prospective purchasers must satisfy themselves as to the suitability of the land for any use or development proposed. A ground condition/contamination investigation report will be provided to those parties selected to tender.

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Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel. 0345 678 9000.

Viewing/Further Information

The site and buildings may be inspected by arrangement with Shropshire Council.

Estates Services
Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

01743 281082
Contact: Matthew Mitchell
estates@shropshire.gov.uk

SHROPSHIRE COUNCIL: MISREPRESENTATION;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you then please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser shall not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

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