

For Sale

Former Oswestry
Magistrates Court
and Council
Offices
Holbache Road
Oswestry
Shropshire
SY11 1RP

July 2016



- Re-use/ Redevelopment opportunity (STPP)
- Established location close to Town Centre
- Existing accommodation extending to approximately 1,420 sq m (15,270 sq ft) GIA
- Disposal area extending to approximately 0.37ha (0.91 acre) gross
- Conditional and unconditional offers invited
- Informal tender deadline 12:00 noon, 16th September 2016

08449 02 03 04
gva.co.uk/9987

Location

The former Oswestry Magistrates Court and council offices are located with access and twin frontages onto Holbache Road to the north and Oswald Place to the south. The site is positioned centrally and is located approximately 350m to the south west of Oswestry town centre and main shopping parade.

The site is within close proximity to the A5 and A483 arterial roads, which provide access to Shrewsbury to the east and Welshpool to the south. Oswestry bus station is also located approximately 1 mile from the site.

The surrounding area is predominantly residential in nature with limited employment use to the east of the site. The 'L-shaped' building immediately to the west which is known as Oswalds Court originally formed part of the site and has been converted into apartments.

The location is one which presents a number of opportunities for a variety of uses (STPP).

Description

The site extends to approximately 0.37 hectares (0.91 acres) and comprises of both the former magistrates court and Shropshire Council office buildings. Originally being part of a school, dating back to 1914, the former magistrates court comprises a two storey red-brick, building with multiple single storey extensions.

Part of the school buildings and stores to the east of the Magistrates Court were formerly used as office accommodation by Shropshire Council Social Services. This comprises a range of interconnected single storey buildings together with more recent additions. The rear walls to these buildings define the site boundary to the north east and east, beyond which is a public footpath/right of way which connects Holbache Road and Oswald Place.



Internally the main building is configured to operate as a magistrates' court with a main courtroom, with stairs leading to cells and custody area below. Other accommodation includes offices, magistrates retiring room, interview rooms, Registrar office, wedding room, public waiting and reception areas, stores and toilets. The building has a main central entrance which connects to a central corridor which provides access to the first floor.

Accommodation

The existing accommodation extends to approximately 1,420 sq m (15,270 sq ft) GIA

Tenure

The freehold interest in the property will be available with vacant possession.

The property is sold subject to all third party rights, easements and statutory designations currently passing and purchasers must make their own enquires in this regard.

Planning

We understand that the existing buildings are not listed.

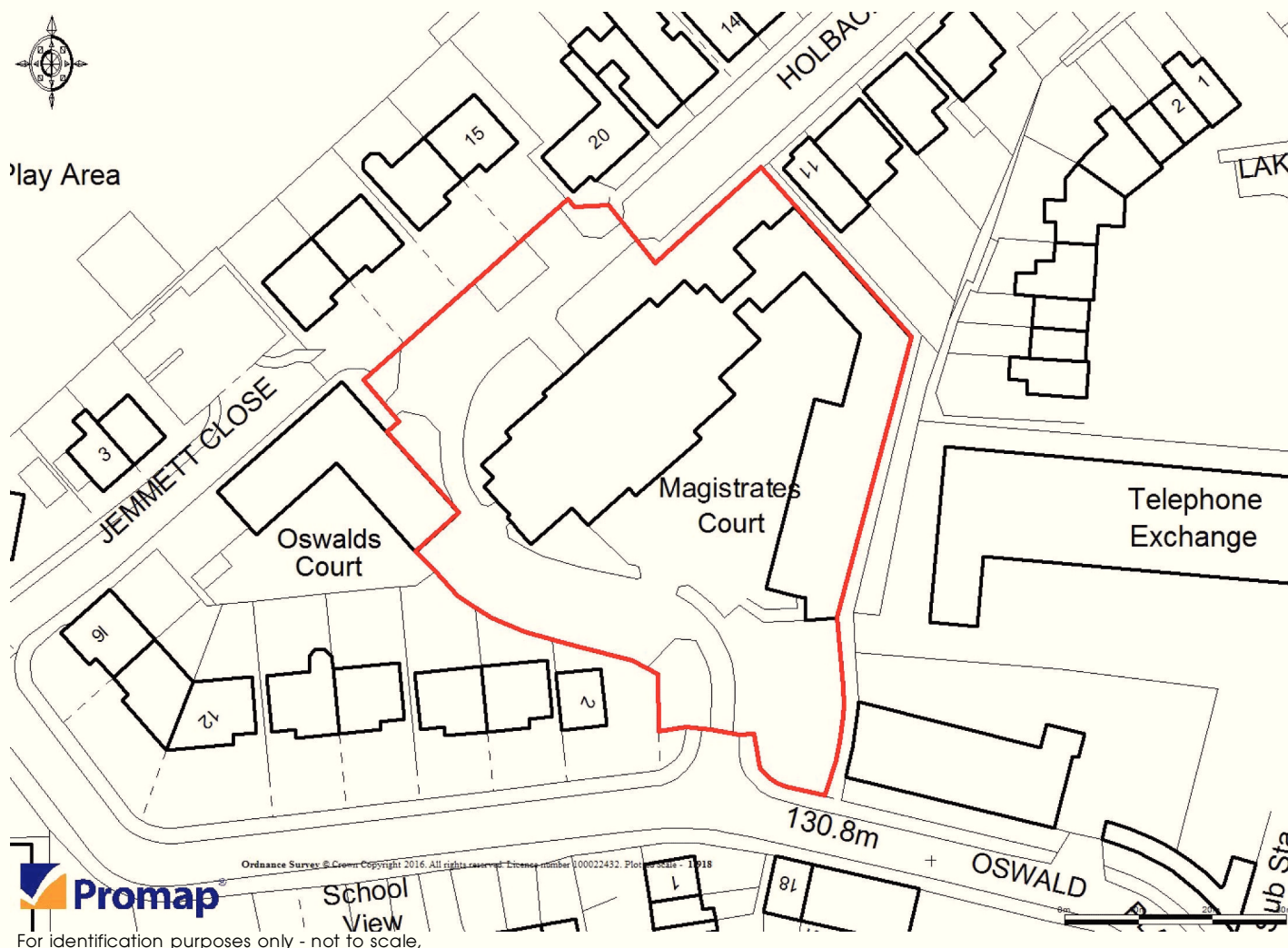
Planning permission was granted for the "change of use of former Boys School to Magistrates Court and Registration Offices, and provision of access road and parking area" under reference SC/CC1994/0087 in January 1995.

In 1998 further planning permission was granted for the "change of use of former classroom and stores to office accommodation for social services" under reference CC98/0037.

The site falls under the planning jurisdiction of Shropshire County Council and has no formal allocation or planning consent for alternative uses. Planning enquiries should be directed to Shropshire Council Planning Department (0345 6789000).



Play Area



Services

We understand the existing buildings are connected to mains water, gas, electricity and drainage. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

Viewing

Viewing can be carried out by roadside inspection; no attempt should be made to gain unaccompanied access to the site. A number of designated viewing days will take place at the property on an appointment basis only.

Please contact Bilfinger GVA to arrange an appointment to view.

Basis of Offers and VAT

Our client invites interested parties to submit offers on a conditional and unconditional basis.

All offers should be submitted in writing no later than 12.00pm on Friday the 16th September 2016.

Offers should be submitted to Bilfinger GVA, 3 Brindleyplace, Birmingham, B1 2JB and be marked for the attention of Andrew Moss.

All offers are required to be supported with satisfactory proof of funds and are to be exclusive of VAT, which may apply. The vendor reserves the right not to accept the highest or any offer received.

Sales Pack/EPC

A full copy of the sales pack / EPC and recommendations report can be provided by request. The property EPC rating is D (85).

Legal Costs

Each party is responsible for their own legal costs.

For further information, please contact:

Andrew Moss

T: 0121 609 8398

E: andrew.moss@gva.co.uk

James Walters

T: 0121 609 8145

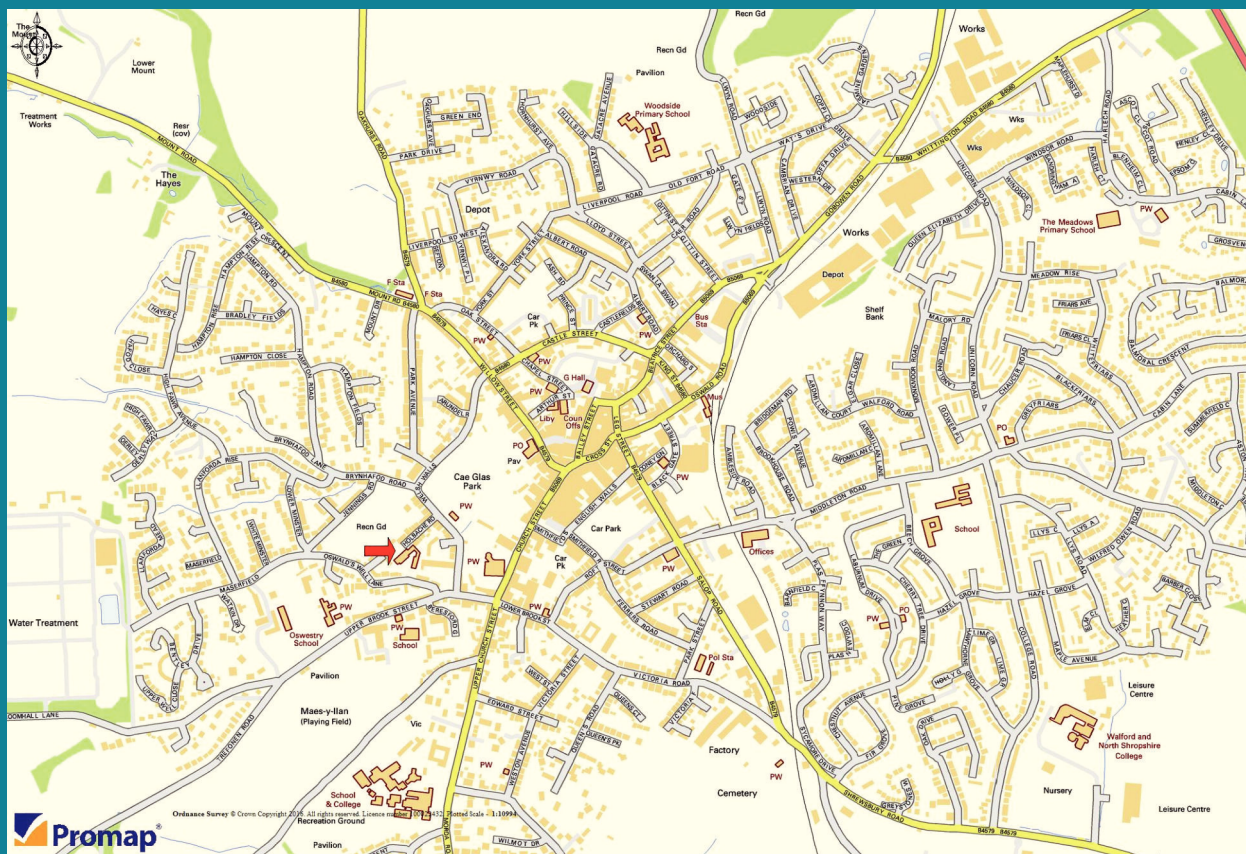
E: james.walters@gva.co.uk

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