

DERBYSHIRE COUNTY COUNCIL

IMPROVEMENT & SCRUTINY RESOURCE COMMITTEE MTG

20 September 2018

FEEDBACK ON ONE PUBLIC ESTATE

1. Purpose of the Report

To provide an update following the One Public Estate (OPE) Improvement and Scrutiny Review. Improvement and Scrutiny Resource Committee have specifically requested notification of all surplus sites that are to be sold by Corporate Property.

2. Information and Analysis

Attached is a website link to our Property for Sale pages detailing what we're currently marketing and have recently sold/have under offer:

<https://www.derbyshire.gov.uk/business/corporate-property/estates/premises-for-sale/property-for-sale.aspx>

Between now and Christmas, as a snapshot of what we have on the market:

The Glebe, Alferton – Care Home (closing date 14th Nov) – sale may complete before Christmas if offers unconditional but timescales for reporting to CABCO mean likely to be the New Year (see attached)

Talbot House, Glossop – Grand House/former 6th form college (closing date 28th Nov) – sale may complete before Christmas if offers unconditional but timescales for reporting to CABCO mean likely to be the New Year (see attached)

Belper Adult Education Centre, Belper CABCO approval to the reserve on 13th Sept when it will go on the market with SDL Auctions, November auction hopefully to secure completion by Christmas

Cromwell House, Chapel - Delays registering the property so although we hope to get it on the market with SDL Auctions before Christmas it will not go to auction until the New Year

16 Fauvel Road, Glossop CABCO approval to the reserve on 13th Sept when it will go on the market with SDL Auctions, November auction hopefully to secure completion by Christmas

Duffield Depot, Duffield CABCO approval to accept the recommended offer on 13th Sept, unconditional offer so there is a chance we can agree Heads of Terms and instruct Legal and complete by Christmas, likelihood is though that it will complete in the New Year (see attached)

The Willows HOP, Ripley CABCO approval to accept the recommended offer on 13th Sept, unconditional offer so there is a chance we can agree Heads of Terms and instruct Legal and complete by Christmas, likelihood is though that it will complete in the New Year

Hurst House, Chesterfield Sale by private treaty with agent (W T Parker), closing date for best and final offers Thursday 30th August, every chance we can complete the sale by Christmas (see attached)

10 Derby Rd, Belper CABCO approval to the reserve on 4th Oct when it will go on the market with SDL Auctions, December auction so will hopefully complete very early in the New Year

There may also be some small value e.g. garden land sales that colleagues in the Estates Team are dealing with but this is the main list of hopefuls for the third quarter 2018/19. Can circulate to the team for details of these but assume these low value sales aren't of interest.

In preparing this report the relevance of the following factors has been considered; legal, social value, prevention of crime and disorder, equality and diversity, human resources, environmental, health and transport considerations.

SARAH MORRIS

Interim Director of Property

Version	Date	Author	Reason
1	4 th September	Sarah Morris	Initial draft
2	6 th September	Sarah Morris	Further amendments and attachments

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[Derby Road \(A6\), Duffield](#)

Derby Road (A6), Duffield

Offers invited by informal tender.

Residential development opportunity: Derby Road (A6), Duffield, DE56 4FL

Site area: 1.1 hectares (2.7 acres)

Under offer.

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Located at the southern edge of Duffield, which is regarded as one of the premier residential locations in Derbyshire.

The site is marketed in conjunction with the former Willows Care Home site, Field Terrace, Ripley, DE5 3HF to enable the affordable housing allocation to be decanted to this site, with the benefit of the following planning permissions
AVA/2016/1257 - Duffield Depot and
AVA/2017/0907 - The Willows.





Ground survey, contamination, flood risk and ecology survey reports are available on request from the Amber Valley Borough Council. Please telephone: 01773 841505 or email: development@ambervalley.gov.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Derbyshire County Council's employment has the authority to make or give any representation or warranty in respect of the property.

Closing date for offers: Wednesday 4 July 2018.

Contact Call Derbyshire for a tender pack email: contactcentre@derbyshire.gov.uk or tel: 01629 533190.

A Word version of the offer form is attached to this page. However, the form must be returned as a paper copy in the official envelope supplied with the tender pack, in accordance with the prescribed protocol.

If you require any further information then please contact:

Richard Mottram

Tel: 01629 536252

email: richard.mottram@derbyshire.gov.uk

Hurst House

Hurst House

11 Abercrombie Street

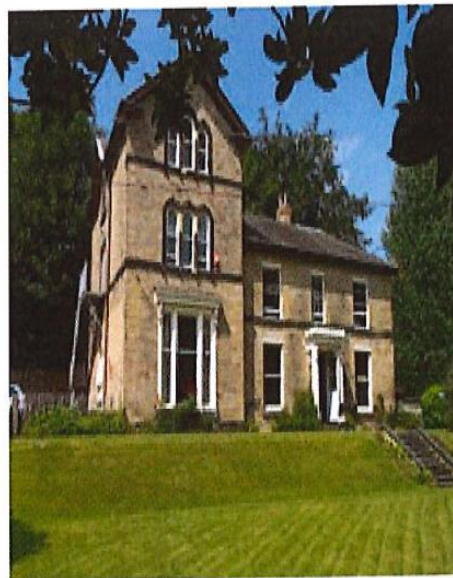
Chesterfield

S41 7LW

Guide price: £420,000

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An attractive detached mock Italian style villa in stone situated on this well-to-do leafy street close to the town centre. Dating from 1847, the property possesses significant character and heritage. Three storeys with cellar, the ground floor accommodation consists of 4 reception rooms/offices, WC rooms, kitchen and corridors.




First floor accommodation consists of 6 offices, originally 3 state bedrooms and separate servant's staircase. This staircase leads to two second floor attic rooms.

Gardens to the front of the house and ample parking space to the side, the property and grounds comprise 0.4 acre (0.16 hectare).

Further information, including energy performance certification, is available from the marketing agent.

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Marketed by WT Parker on behalf of Chesterfield Schools Foundation Charitable Trust to which we act as the trustee.

For further details concerning this property and to make arrangements to view please contact [WT Parker](#)  Tel: 01246 232156.

If you require any further information or assistance generally then please contact Richard Mottram, email: richard.mottram@derbyshire.gov.uk or tel: 01629 536252

Talbot House

Development opportunity: Talbot House, Talbot Road, Glossop, SK13 7DR

Site area: 1.49 hectares (3.67 acres)

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A grand Victorian property with substantial grounds, situated within this leafy enclave of the town and only 10 minutes' walk from the town centre and train station, providing a 30 minute commute to Manchester City Centre. The property was built in 1855 by the Howard family and has had a number of previous uses, including a care home and latterly as school accommodation for sixth form students of Glossopdale Community College. The property offers development potential for both commercial and residential uses. Policy guidance from the Planning Authority is



provided within the sales particulars included in the tender pack.

Talbot House, Glossop

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Closing date for offers: Wednesday 28 November 2018

Contact Call Derbyshire on 01629 533190 or email contactcentre@derbyshire.gov.uk for a tender pack.

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The Glebe

Offers invited by informal tender for a residential development opportunity on:

The Glebe
Church Street
Alfreton
DE55 7AH

Site area: 0.43 hectare (1.06 acre)

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The property was formerly used as a care home and is situated within a conservation area in the shadow of St Martin's Church and within close proximity of Alfreton Hall.

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on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in our employment has the authority to make or give any representation or warranty in respect of the property.

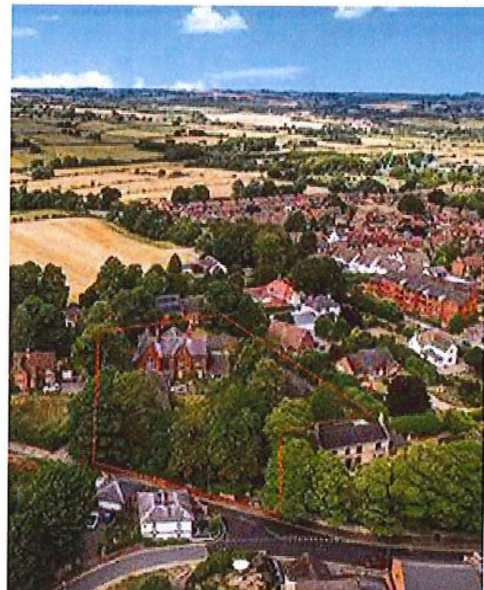
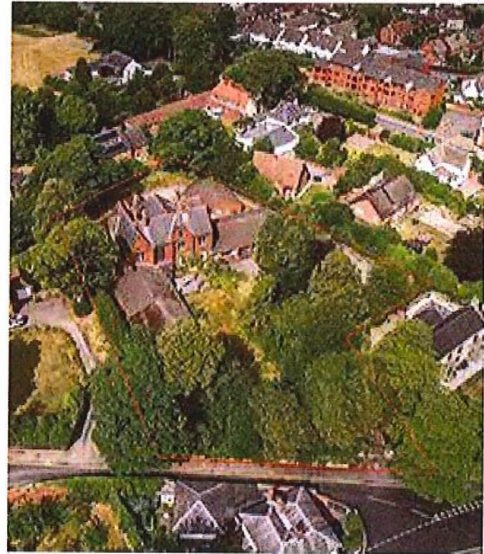
Closing date for offers: Wednesday 14 November 2018

Contact Call Derbyshire by email
contactcentre@derbyshire.gov.uk or tel:
01629 533190 for a tender pack.

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If you require any further information then please contact:

Richard Mottram
email: richard.mottram@derbyshire.gov.uk
Tel: 01629 536252



The Glebe, Alfreton. Outline of land is just a guide.