**RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**Land at Ullswarer Avenue, St.Helens**

**Introduction**

St Helens Council invite sealed tenders for the purchase of the Freehold interest in1.47 Hectares (3.63 Acres) or thereabouts of land at Ullswater Avenue, St.Helens (as shown edged red on the attached plan)

**Situation/Description**

In an area of predominantly residential development and within a short distance of the A580(East Lancashire Road) giving access to Liverpool and Manchester.

St Helens Town Centre and the railway station giving direct access to Liverpool and Manchester City Centres are approximately 1.6 miles(2.5 km.) away.

**Interest to be sold**

The tenure will be Freehold and free from Chief Rent. The Purchaser will take the land subject to all or any existing covenants easements encumbrances and restrictions in the Council’s title, copies of which are available for inspection at the offices of the Chief Executive.

**Services**

It is understood that all mains services are available in Ullswater Avenue. However, whilst all mains services are understood to be available, interested parties are strongly advised to make their own enquiries of the various utility companies which are as follows:-

Water: United Utilities Water PLC

 Dawson House Great Sankey Warrington WA5 3LW 01925 234000

Gas: National Grid

 1 Spa Road

 Bolton

 BL1 4SR

 01204 528787

Electricity: Manweb PLC

 Data Management Mersey-Cheshire Area Wilderspool Causeway

 Warrington

 WA4 6QD

Telephones: Design & Cost Planning Manager

 BT Lancaster House

 Room 519

 5th Floor

 Old Hall Street

 Liverpool

Environment Agency: Appleton House

 430 Birchwood Boulevard

 Birchwood

 Warrington

 WA3 7WD

 01925 653999

**Planning**

There are no planning permissions in place. However discussions have taken place, in principle, with the Council’s planning department and a residential development, subject to siting, design, materials, car parking and landscaping would be considered. For further details please contact the Council’s Planning Team on 01744 676219.A comprehensive Site Development Framework document dated March 2023, including a Planning Context, is included with these particulars.

**Highways**

The areas fronting the site are adopted highways. Purchasers are advised to make enquiries with the Highways Division before submitting any tender.

**Ground Investigations**

It is the responsibility of the tenderer to arrange to view the land, make enquiries into ground conditions and services, or any other matters affecting the purchase of the property as, upon receipt of the tender by the Council, the tenderer will be deemed to have obtained sufficient details of the facts relating to the site. Also included in these particulars are details of Site Investigation Reports which have been carried out on the Council’s behalf on the site itself and on other land held by the Council in the vicinity of this site together with Geological, Ground Stability and Environmental Data Reports carried out on the site itself.

**Drainage**

The Purchaser should satisfy themselves of the adequacy of existing sewers and pumping stations including available capacity and levels, in the area to which the site can be drained, prior to any submission. All enquiries regarding drainage matters should be made to United Utilities 01925 234000.

**Fees**

The successful Purchaser will be required to pay the Council's legal costs and surveyor's fees in this matter, in accordance with the following scale:

Legal costs - 2% of the sale proceeds plus disbursements, plus VAT if applicable. (subject to a minimum of £750)

Surveyor's fees - 2% of the sale proceeds plus VAT if applicable. (Subject to a minimum of £1000)

Tenders should provide sufficient information with regard to their proposals, which should include a layout of the scheme including floor areas, elevations, car parking and landscaping together with details of the proposed use.

Purchasers should also indicate whether their proposals have been discussed with the Council’s Planning Team.

**Contracts**

The Contracts of sale must be exchanged within a period of 6 weeks of the draft contract or conveyance being delivered to the Purchaser’s solicitors. The successful tenderer will undertake to submit a planning application within four weeks of exchange of contracts. The Council will not remarket the property within a period of 2 months from the date of acceptance of the tender, but after this period if exchange of contacts has not been completed for any reason the Council will at its discretion re-offer the property for sale. The Contracts for sale will also include an obligation on the purchaser to commence the development within 3 months of receipt of planning permission and the development shall be completed within a further 12 month period. For the purpose of this clause time shall be deemed to be of the essence.

A copy of the Council’s standard development contract is available for inspection, which include right of pre-emption and claw back provisions.

**Tendering Procedure**

Tenders will only be considered if made on the official tender form enclosed herewith and uploaded onto the Chest.(NW Procurement Drive Register). If tenderers are not already

registered on the Chest they must do so before trying to upload a tender bid.

The form of offer should be submitted electronically to”the Chest” which should not contain any type or other mark indicating the identity of the sender, should be in the hands of the Assistant Chief Executive (Legal and Administrative Services) Town Hall, St. Helens no later than 12 noon on Monday 3rd. February 2025.

The form of offer should include sufficient information with regard to the proposals which should include a layout of the scheme including floor areas, elevations and the proposed use.

The Council are not bound to accept the highest or any tender.

The Council will not be responsible for any costs incurred by the prospective purchasers I in producing the plans and drawings included in the tender.

The Council will be advised on the tenders submitted however, the decision of the Council will be final.

**Misrepresentation Act 1967**

The development brief particulars and conditions of sale do not constitute, or constitute any part of, an offer or a contract. All statements contained in the development brief particulars and conditions of sale are made without responsibility on behalf of the Council or its

servants and must not be relied upon as statements or representations of fact.

Developers must entirely satisfy themselves about any point, information or statement, which may affect their expression of interest. The plans provided are for information

purposes only and should not be relied upon for the estimation of housing densities or

layouts.

No person in the employment of the St. Helens Council has any authority to make or give any representation or warranty whatever in relation to this property.

**ST HELENS COUNCIL**

**1.47HECTARE (3.63 ACRES) OR THEREABOUTS OF LAND**

**AT ULLSWATER AVENUE, ST HELENS**

I wish to make the following tender in respect of the above-mentioned land, subject to

Contract and planning permission:-

£ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Amount in words)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Details of the use enclosed: Yes / No (delete as appropriate)

 Has your proposal been discussed Yes / No (delete as appropriate)

 with the Council’s Planning Department?

 Name:

 ---------------------------------------------------------------- (Block Capitals)

 Address:

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 Post Code:

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 Telephone No.

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 Name and Address

 of Solicitor:

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 Date:

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 Signed:

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Note: **The completed form should submitted electronically in the manner required no later than 12 Noon on Monday 3rd. February 2025.**