

**EXPRESSIONS OF INTEREST INVITED  
IN RELATION TO POTENTIAL PURCHASE OF  
OSSETT LIBRARY, STATION ROAD, OSSETT, WF5 8AB**



**Prominent building in well used and popular location  
Potentially suitable for a variety of uses (subject to relevant  
consents)**

**N.B. Asbestos issues – further information overleaf**

**Closing Date for Expressions of Interest: 28<sup>th</sup> Feb 2020**

Wakefield Council is considering the disposal of the Former Ossett Library, Station Road, Ossett, WF5 8AB which provides a redevelopment opportunity whilst providing best value for the community to the Council.

As the first stage in this process, expressions of interest are being invited, due to the fact the property is currently inaccessible as a result of the presence of asbestos.

Access to the property will only be allowed to those who are professionally qualified.

## **DESCRIPTION**

The property dates from the late 1800s and is constructed with stone and brick external walls beneath a pitched slate covered roof. It is a part single storey but mainly two storey construction and incorporates replacement uPVC windows.

## **LOCATION**

The property is located within central Ossett on Stuart Road within the Conservation Area, with a pay and display car park to the rear of the property.

## **ACCOMMODATION**

The building has not been measured for the purposes of these details, given access restrictions. Council records indicate the following:

Site Area – 546.00 sq m

Gross Internal Area - 655.00 sq m

## **TENURE**

Freehold, with vacant possession.

## **EXPRESSION OF INTEREST**

Expressions of interest are invited and should comprise:

- identity of interested party;
- proposed use and indication as to what if any planning or other consents would be required;
- information as to business or other activities undertaken and examples of any other similar properties owned or leased;
- confirmation as to how the asbestos issue would be tackled;

**CLOSING DATE:** all expressions of interest should be submitted no later than 28<sup>th</sup> Feb 2020.

## **GENERAL TERMS**

By definition this is an open process and final terms are to be agreed. However, some guidelines are set out below highlighting certain basic principles which the Council is likely to expect to need in any lease:

### **PRICE:**

To be negotiated.

### **VAT**

Sale is exempt from VAT

### **UTILITIES**

It is understood that mains gas, electricity and water are connected to the property.

### **EPC**

An EPC will be made available at the appropriate time.

### **BUSINESS RATES**

According to the Valuation Office Agency website, the rateable for this property, assessed as a library and premises, is £21,000 with effect from 1<sup>st</sup> April 2017. Other uses might attract a different rateable value.

### **COSTS**

The purchaser will be responsible for (i) the Council's surveyor's fees of 5% of the purchase price or a minimum of £500 whichever is the greater and (ii) the Council's Legal fees in accordance with the sliding scale shown below.

### **CITY OF WAKEFIELD METROPOLITAN DISTRICT COUNCIL LEGAL FEES**

Fee dependent on the work involved. Minimum in accordance with the following scale:

Up to-£25,000	£573
£25,001-£50,000	£1,146
£50,001-£100,000	£1,729
£100,001-£250,000	£3, 447
£250,001-£500,000	£5, 715

Over £500,000 – £6,882 or 3/4 % of sale price whichever figure is highest.

## **IMPORTANT NOTICE REGARDING ASBESTOS**

### **No internal access or viewings.**

Asbestos has been identified as being present in the building and access is only permitted for people with CAR 2012 training. Further information on the asbestos is available on request.

### **VIEWING**

External only. No internal access is possible with the exception of people suitably trained.

To arrange a viewing please contact the Property & Estates Team on 01924 305845 or email: [wakefieldproperty2go@arcadis.com](mailto:wakefieldproperty2go@arcadis.com)

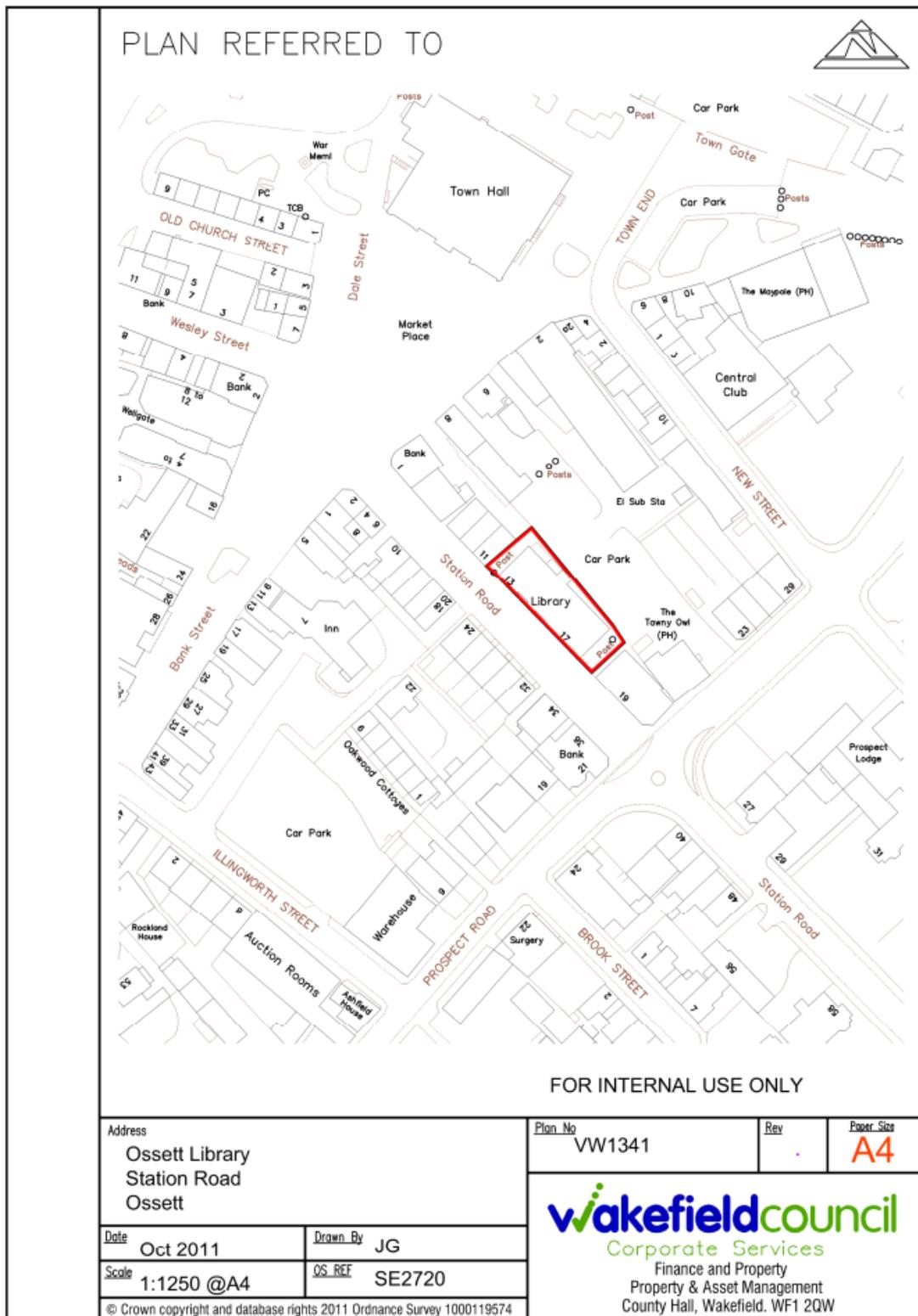
Contact address: Property Team, Engie Partnership, c/o Wakefield Council, Wakefield One, PO Box 700, Burton Street, Wakefield, WF1 2EB

### **FURTHER INFORMATION**

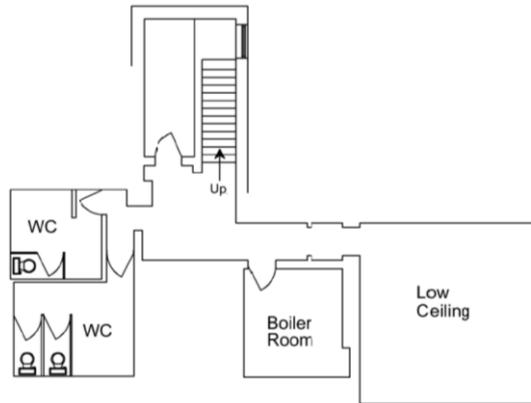
For further information please contact:

Fin Tait | Surveyor- Property & Asset Management  
fin.tait@arcadis.com | 01924 305845

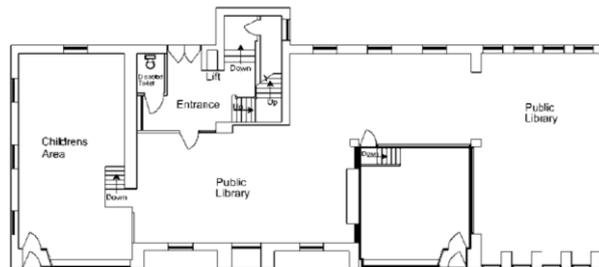
**Location Plan:** Not to scale – for identification only



**Layout Plan:** Not to scale – for identification only



Ground Floor



First Floor



These particulars do not constitute, nor constitute any part of, an offer or a contract. They are intended to give a fair description of the property referred to but whilst believed to be correct any intending lessee must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements hereby contained.