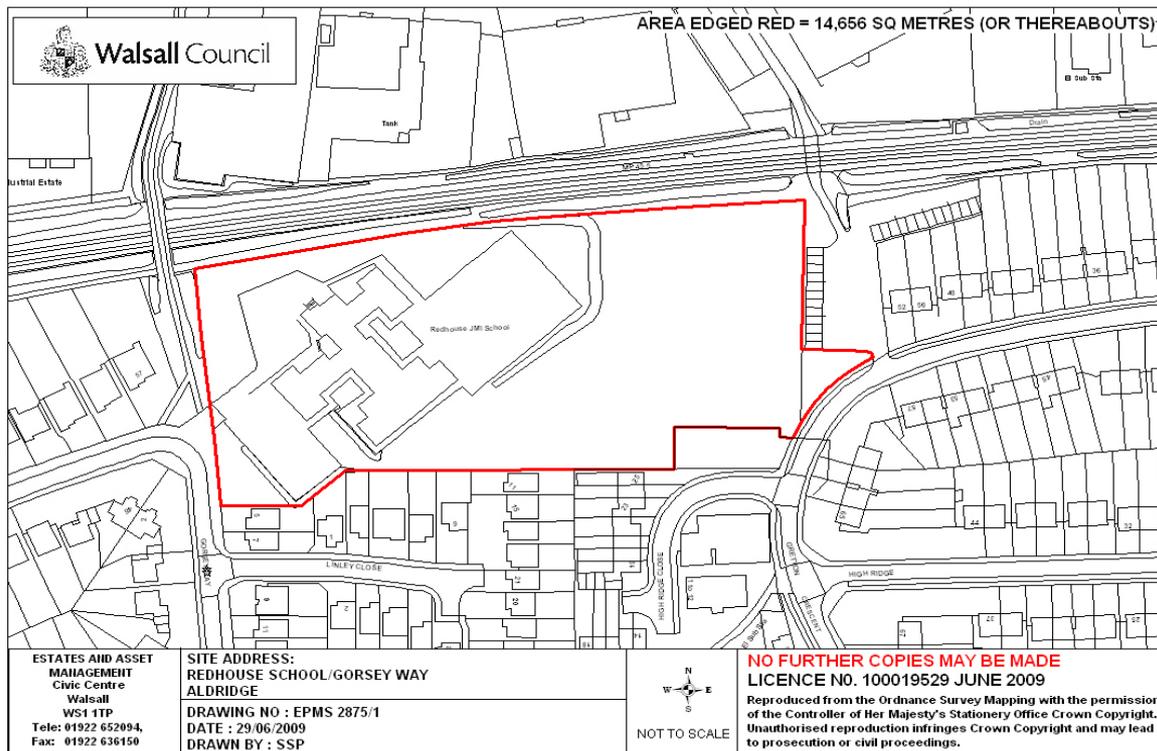


ESTATES & ASSET MANAGEMENT FOR SALE

BY INFORMAL TENDER
FREEHOLD INTEREST IN:
RESIDENTIAL DEVELOPMENT LAND

Being the site of
the former Redhouse JMI School, Gorsey Way,
Aldridge, Walsall WS9 0EQ



Site Area being 14,656 m² (or thereabouts)

**CLOSING DATE FOR OFFERS:
12 Noon Friday 14 August 2009**



Walsall Council

*Estates & Asset Management
Walsall MBC Civic Centre
Darwall Street Walsall WS1 1TP*

English

If you have any difficulty in understanding the information provided please telephone 01922 652426 leaving a message in your own language on our telephone recording facility. Also please provide your telephone number and contact address for us to respond to you.

Punjabi

ਜੇ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਨੂੰ ਸਮਝਣ ਵਿਚ ਤੁਹਾਨੂੰ ਕੋਈ ਔਖਿਆਈ ਲੱਗਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਟੈਲੀਫੋਨ ਨੰਬਰ 01922 652426 'ਤੇ ਫੋਨ ਕਰਕੇ ਆਪਣੀ ਸੁਝਾਨ ਵਿਚ ਸਾਡੇ ਫੋਨ 'ਤੇ ਸੁਨੇਹਾ ਛੱਡੋ ਜਿਸ ਵਿਚ ਰਿਕਾਰਡ ਕਰਨ ਦੀ ਸਹੂਲਤ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਲਈ ਆਪਣਾ ਟੈਲੀਫੋਨ ਨੰਬਰ ਅਤੇ ਸੰਪਰਕ ਕਰਨ ਲਈ ਪਤਾ ਵੀ ਦੱਸੋ ਤਾਂਕਿ ਅਸੀਂ ਤੁਹਾਨੂੰ ਜਵਾਬ ਦੇ ਸਕੀਏ।

Turkish

Verilen bilgileri anlamakta herhangi bir problemle karşılaşırsanız, bizi 01922 652426 numaralı telefondan arayıp telesekretere kendi dilinizde mesaj bırakabilirsiniz. Lütfen adınızı, telefon numaranızı ve adresinizi bırakmayı unutmayınız.

Bengali

যদি প্রদত্ত তথ্য আপনার বুঝতে অসুবিধা হয় তা হলে দয়া করে ০১৯২২ ৬৫২৪২৬ নাম্বারে ফোন করে আমাদের টেলিফোন রেকর্ডিং এ আপনার ফোন নাম্বার ও যোগাযোগের ঠিকানাসহ তা আপনার ভাষায় আমাদের জানান।

Urdu

اگر آپ کو مہیا کی گئی معلومات کو سمجھنے میں مشکل پیش آئے تو برائے مہربانی 01922 652426 پر فون کریں اور ہماری ٹیلیفون ریکارڈنگ کی سہولت پر اپنی زبان میں پیغام چھوڑیں۔ اور اس کے ساتھ برائے مہربانی اپنا فون نمبر اور رابطے کا ایڈریس بھی ریکارڈ کرائیں تاکہ ہم آپ سے رابطہ کر سکیں۔

Kurdish

ئە گەر هه ر كيشه يه كه هه بوو ده ر باره ي يان تيگه يشتنى ئه و زانيارىيى يانه ي كه داينن كراون تكيابه په يوه ندى بكه به م ژماره ته له فوو نه وه 01922 652426 پا شان مه سبيج جى بهيله به زمانى كوردى له ته له فوو نه كه ماندا كه ده نكي تومار كراوى له سه ره. وه تكيابه ژماره ي ته له فوو نه له گه ل شويى په ييوه ندى بو ئه وه ي ئيمه په يوه نديت پيوه بكه ينهوه.

Hindi

यदि दी गयी जानकारी को समझने में आपको कोई कठिनाई है तो कृपया टेलीफोन नम्बर 01922 652426 पर फोन करके अपनी भाषा में हमारे फोन पर संदेश छोड़ें जिस में रिकार्ड करने की व्यवस्था है। कृपया हमारे लिए अपना फोन नम्बर तथा सम्पर्क करने के लिए पता भी बतायें ताकि हम आपको उत्तर दे सकें।

Gujerati

આપેલી માહિતી સમજવામાં મુશ્કેલી પડતી હોય તો કૃપયા ટે.નં. 01922 652426 પર ફોન કરી અને જે સંદેશો આપવો હોય તે તમારી ભાષામાં જ અમારા રેકોર્ડિંગ ફોનમાં છોડો. સંદેશ સાથે તમારો ટે.નં. અને તમારા સંપર્ક માટેનું સરનામું પણ આપવું જોઈ અમે તમને જવાબ આપી શકીએ.



Walsall Council



If you would like this information in another format such as large print or audio tape, please contact: Janet Holloway on Tel. 01922 653249 or via e-mail at hollowayj@walsall.gov.uk

Site of the former Redhouse JMI School, Gorseway Way, Aldridge, Walsall WS9 0EQ

LOCATION: The land is located at Gorseway Way, Aldridge at its junction with Linley Wood Road. The site also fronts on to Gretton Crescent.

A to Z: Page 24, Reference D4.

DESCRIPTION: The site is shown, for identification purposes only, boldly edged on the attached plan reference EPMS 2875/1.

SITE AREA: 14,656 square metres (1.4656 hectares) (3.62 acres) or thereabouts.

PLANNING: Prospective purchasers are referred to the attached copy Decision Notice (reference 07/2074/OL/E11) in respect of a proposed residential development and community building.

Prospective purchasers are advised that the community building is proposed to be constructed by the Council in the rectangular-shaped area to the south-eastern corner of the site which is being retained in the Council's ownership.

Prospective purchasers are also advised that, whilst the adjacent garage court in Gretton Crescent is included in the planning permission, this land is not in the Council's ownership and, hence, is not included in this proposed sale.

The following plans and documents formed part of the Council's Outline Planning Application:

- Design and Access Statement
- Flood Risk Assessment
- Noise and Vibration Assessment
- Arboricultural Implication Study
- Desk Study Report (Preliminary Geological and Geotechnical Assessment and Preliminary Environment Assessment)
- Draft Residential Layout Plan
- Existing Site and Levels Plan
- Proposed Drainage and Flood Routing Plan
- Tree Survey Data

These can be viewed at www.walsall.gov.uk by clicking on the Planning Quick link, then on Planning application search, and then Visit our live planning interactive service and Searching on Planning Application Number 07/2074. Alternatively, the plans and documents can be viewed at the

First Stop Shop, Civic Centre, Darwall Street, Walsall WS1 1TP.

Prospective purchasers wishing to discuss their detailed development proposals are invited to contact Andrew White, Planning & Building Control, Regeneration, Civic Centre, Darwall Street, Walsall WS1 1DG or by e-mail to planningservices@walsall.gov.uk.

- SERVICES:** Prospective purchasers should make their own enquiries of the relevant companies concerning the existence and location of services.
- DEMOLITION:** The school buildings have been demolished.
- BOUNDARY TREATMENT:** The purchaser will be responsible for any necessary boundary treatment.
- TENURE:** Freehold interest with vacant possession upon completion. The Council's title is registered under Title Number WM885752.
- VIEWING:** An external inspection of the land can be made from the highway.
- Prospective purchasers wishing to carry out a survey of the land or site investigation works must first obtain the Council's consent in writing by contacting Estates & Asset Management, Civic Centre, Darwall Street, Walsall WS1 1TP or on 01922 653248 or by e-mail to grewp@walsall.gov.uk.
- Any form of inspection of the land is done so entirely at the individual's own risk. The Council will accept no responsibility for any loss, damage or injury sustained during any inspection.
- COSTS:** The purchaser will be responsible for the Council's surveyor's fees and legal costs in the sum of 1% of the purchase price.
- Upon notification of the acceptance of their offer, the successful bidder will be required to pay a £1,000 non-returnable contribution towards these costs. This contribution will be deducted from the total costs payable upon completion.
- OFFERS:** Offers for the freehold interest MUST be submitted on the Official Offer Form, which should be requested from this office, sealed in the envelope which will be provided, with a sketch scheme, and returned to **Mr S Phipps, Head of Business Support (Main Reception), Civic Centre, Darwall Street, WALSALL WS1 1TP.**

Offers must be received at these offices by no later than **12 noon on Friday 14 August 2009**. Please refer to the 'Conditions of Informal Tender' attached.

IMPORTANT: The successful party will be given 10 weeks to complete the transaction from the date of being notified that their offer was successful. This period allows for 6 weeks to exchange contracts (during which time discussions can be held with Planning & Building Control regarding the submission of a Reserved Matters Application), and a further 4 weeks to complete.

ENQUIRIES:

For general enquiries, please contact Steve Pugh on telephone number 01922 652034 or via email to pughs@walsall.gov.uk.

SJAP/cj/21/146
10 June 2009

CONDITIONS OF INFORMAL TENDER

- I. The Council does not bind itself to accept the highest or any offer submitted.
- II. No offer should refer to any other offer submitted. For example, offers made specifying a sum of money 'greater than the highest bid received', will not be considered.
- III. Offers must be submitted on the Official Offer Form, sealed in the envelope provided and returned by 12 noon on Friday 14 August 2009.
- IV. Offers will not be opened until on or after the closing date. In addition, potential purchasers should note that all offers, once received, are held centrally by the Council's Support Team. Officers dealing with the sale have no knowledge of the number or level of offers received until after the closing date.
- V. The purchaser will be responsible for the Council's surveyor's fees and legal costs in the sum of 1% of the purchase price. Should the Council decide to proceed with your offer, a £1,000 non-returnable contribution towards the Council's costs will be required. This amount will be deducted from the total costs payable upon completion.
- VI. The Council reserves the right to dispose of the property in some other way if the potential purchaser has not completed the transaction within 10 weeks of being notified that their offer was successful. The Council may consider written requests to extend this deadline if a delay beyond the purchaser's control has been experienced.
- VII. All proposed sales, including this transaction, need to be approved in accordance with the Council's Constitution and Local Government law before any formal legal documentation can be completed.
- VIII. If the offer submitted by the successful party is subject to surveys, these must be completed within 3 weeks of the prospective purchaser being notified that their offer was successful. No surveys can be undertaken until a Licence allowing access has been obtained from Estates and Asset Management.
- IX. The Council will not be responsible for any costs incurred by potential purchasers in their pursuit of this acquisition.
- X. The Council will not release information in relation to the identity of the successful bidder or the amount of their bid until legal completion of the transaction has taken place. The Council will not release information in relation to the identity of the other bidders or the amount of their bid at any time.

MISREPRESENTATION ACT, 1967

1. These Particulars do not constitute or form part of any offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Potential purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement made herein.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the property described in these particulars.