

GRADE II* LISTED BUILDING FOR SALE

£425,000



PARTNERSHIP HOUSE, SPARROW HILL ROCHDALE, OL16 1QT

6,390 sq. ft. (593m²) set in 1.07 acres (0.43 hectares)

- Historic building dating back to 1724 with excellent refurbishment potential.
- Close to Rochdale town centre, adjacent to St Chad's Church.
- Various uses available subject to planning permission.
- 20 onsite parking spaces, grounds and gardens.

Estates & Asset Management
Floor 3, Number One Riverside, Smith Street, Rochdale OL16 1XU

☎ 0300 303 8880

✉ estateandassetmanagementteam@rochdale.gov.uk

🌐 rochdale.gov.uk/property



ROCHDALE
BOROUGH COUNCIL

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Location

Partnership House is shown edged red on the plan below and is located within the Rochdale Town Centre Conservation Area, on Sparrow Hill, adjacent to St Chad's Church. The property is close to the A58 main link road and within 3 miles of J19 and J20 of the M62. The property is within walking distance of Rochdale Town Centre, the Town Hall, Tram link and Riverside Shopping Centre. The building occupies a prominent elevated position, set back from Sparrow Hill.

Description

Partnership House was originally built as the Vicarage to the adjacent church in 1724 and subsequently extended in 1820. This fine example of Georgian architecture is constructed in brick complete with a pitched tile roof with many external and internal features which are amplified in the attached Development Brief which has been produced to facilitate the sale and refurbishment of the property. The building was acquired by Rochdale Borough Council from the Church Commissioners for England in 2004. There has been a variety of users and occupiers, the last occupier being the Council Voluntary Service.

Accommodation

The property is divided into a number of rooms previously used as offices, with a mixture of suspended and plastered ceilings, carpet tile and wooden floors with gas fired central heating. Some original building features are present.

The property has been measured in accordance with the latest RICS Code of Measuring Practice (incorporating International Measuring Practice Standards IMPS) and has the following approximate Net Internal Areas –

	M2	Sq Ft
Basement	146.1	1,573
Ground Floor	222.63	2,396
First Floor	146.61	1,578
Second Floor	78.34	843
Total	593.68	6,390

The total site comprising landscaped areas, car park and rear gardens equates to 1.07 acres (0.43 hectares). A set of existing floor plans and elevations are shown below. Additional drawings are available on request.

Planning

An extensive Development Brief has been prepared specifically for the sale of Partnership House and is attached within these details. Any specific issues or questions in relation to the brief are to be directed to the Planning contacts listed therein.

Services

We believe Mains electricity, gas, water and drainage are available and the building is accessed via the adopted highway.

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Rochdale Borough Council Carbon Neutral Policy

As part of the Council's commitment to make HMR carbon neutral by 2038 prospective tenants and purchasers of surplus Council assets are invited to demonstrate how they will maintain the Council's commitment to their overarching quality objective.

Site Investigations

No site investigation information is available, although it is known that the building was erected in the early 18th Century and extended in 1820 and 1990. Prospective purchasers must make their own enquiries. The property is in need of refurbishment and upgrading.

Rateable Value

£39,250. Estimated rates payable 2020/2021 £19,585 pa. Interested Parties to contact Rochdale Borough Council Rates Department for the latest information.

Energy Performance Certificate (EPC)

Although a Listed Building and potentially exempt an EPC has been commissioned.

Tenure

The property is held Freehold by Rochdale Borough Council and the Council is offering a sale by way of a long lease of 125 or 150 years. Vacant possession will be granted on completion.

Price/Disposal

The property will be sold by way of long lease, subject to a development agreement and planning permission. The purchase price for the benefit of the long lease to be granted is **£425,000 (Four Hundred and Twenty Five Thousand Pounds)**. There will be NO VAT on the sale.

Costs

The Purchaser will be expected to pay the Council's legal costs for the production of the Development Agreement and Lease.

For more information including viewing arrangements please contact Michael Smith at Rochdale Borough Council Estates & Asset Management Division on 01706 924179.

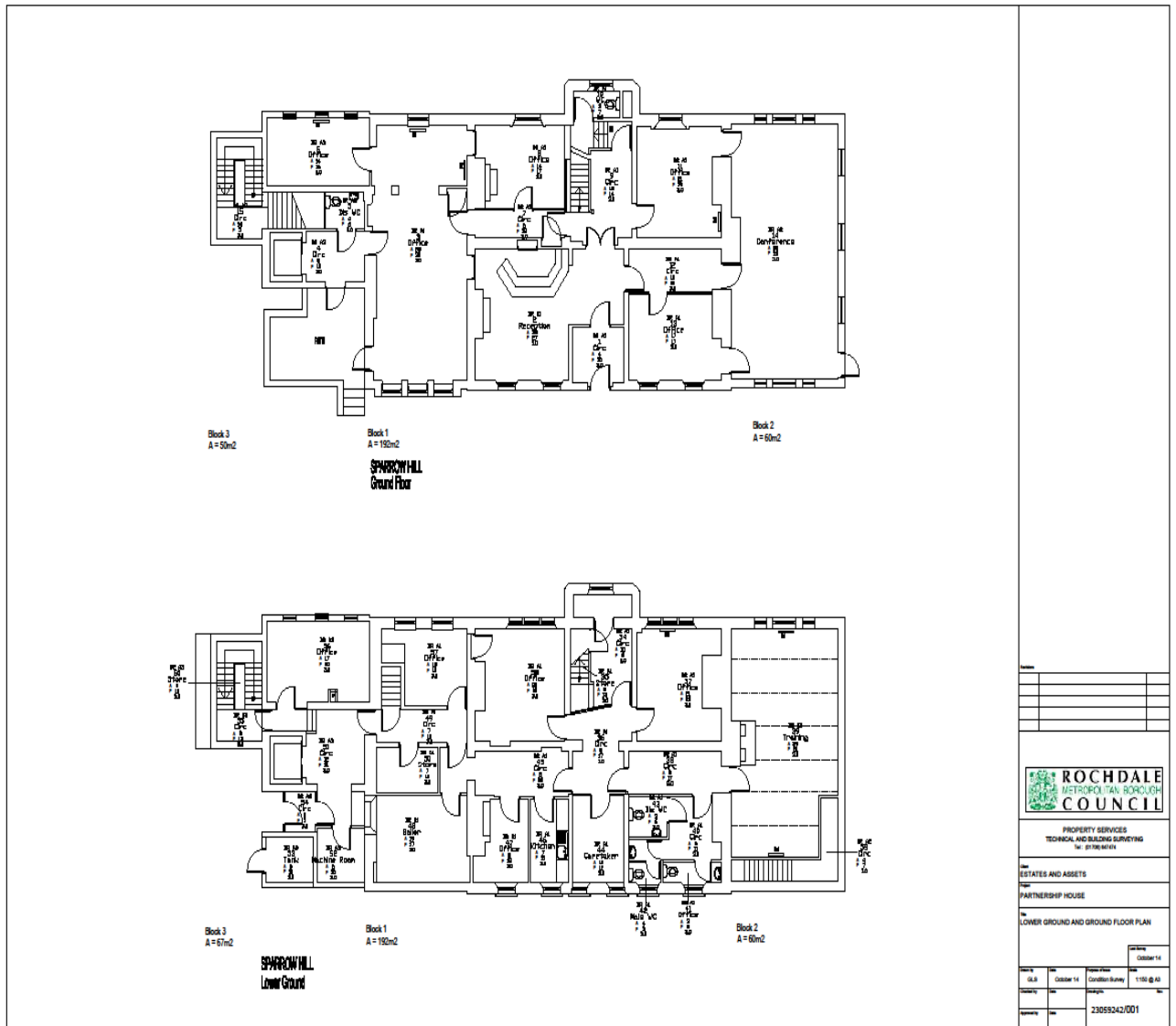
MISREPRESENTATION ACT 1967

Rochdale Borough Council for themselves and as the vendor or lessor of this property give notice that: these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact. Any intending purchaser or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The council do not make or give, nor does any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

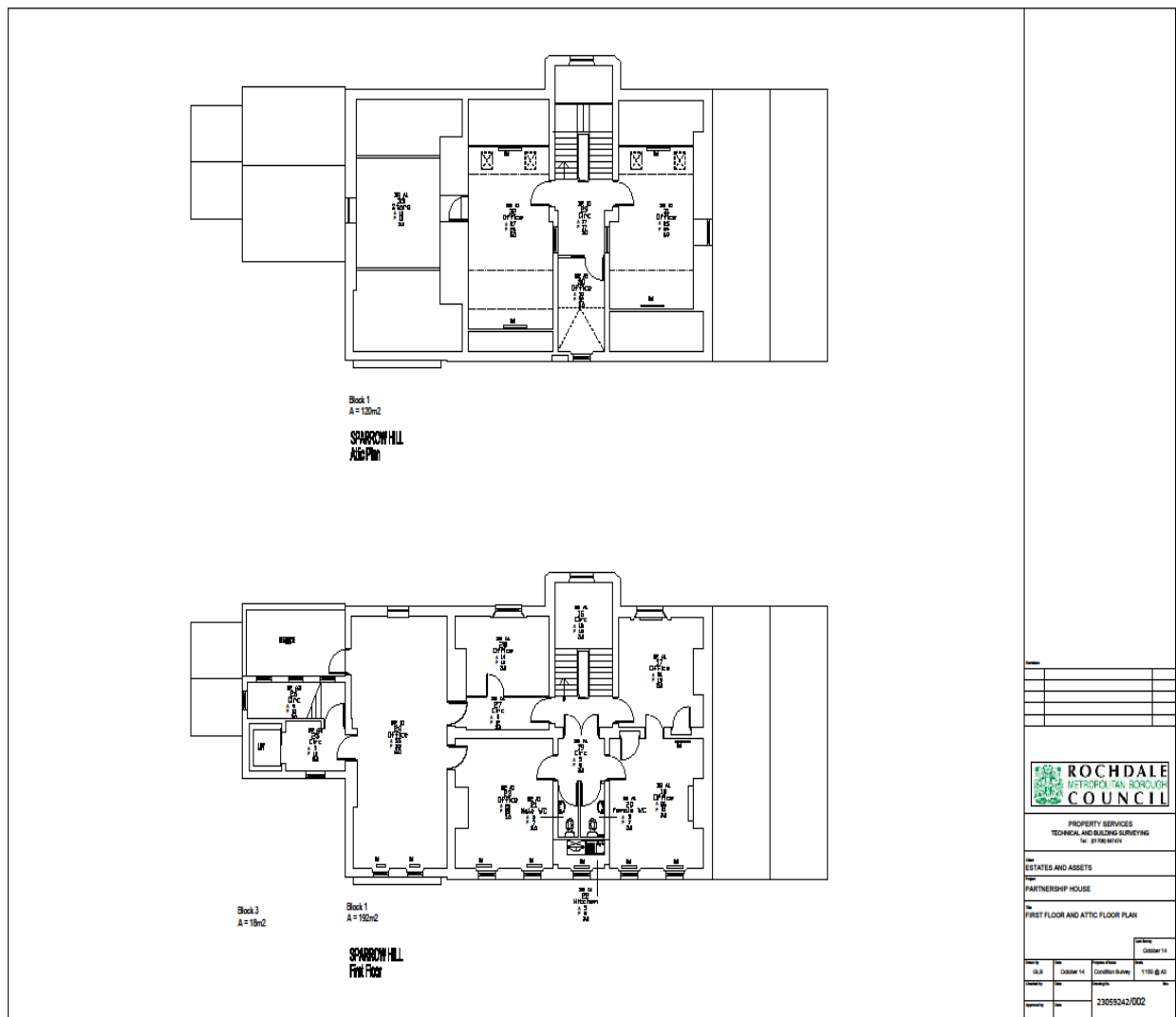
PROPERTY MISREPRESENTATION ACT 1991

These details are believed to be correct at time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

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