

Northgate House

savills

NORTHGATE, WARWICK, CV34 4JH

FOR SALE Prime development or refurbishment opportunity located in Warwick town centre
On the instructions of Warwickshire County Council



Site boundary for indicative purposes only

EXECUTIVE SUMMARY

- Unique property formerly used as a conference and training facility with a range of built accommodation.
- Prime location within Warwick town centre.
- Total site area extends to approximately 0.81 acres (0.33 hectares), with a gross internal area of c.11,032 square feet.
- Freehold for sale as a whole, subject to contract.
- Offers over £800,000 are invited.

LOCATION

The historic market town of Warwick lies approximately 34 miles south-east of Birmingham, 9 miles north-east of Stratford Upon Avon and 2 miles west of Royal Leamington Spa. Warwick's population was estimated at 37,267 at the 2021 Census.

Warwick has ancient origins and an array of historic buildings, notably from the Medieval, Stuart and Georgian eras. The most notable relic being Warwick Castle, which is a major tourist attraction.

The property is located within Warwick town centre, just north of the High Street. The subject site benefits from the nearby amenities including a variety of local shops, a pharmacy, library and post office. There are also leisure amenities, within close distance of the subject site such as Priory Park, Warwick Golf Centre and St Nicholas Park Leisure Centre.

There are a range of educational opportunities within Warwick Town Centre including private and state funded schools. Notable schools include Coten End Primary School (Outstanding), St Mary Immaculate Catholic Primary School (Good) and The Emscote School (Good).

The subject site is well connected by rail being approximately 0.5 miles southwest of Warwick train station. Warwick train station provides regular links to the nearby towns of Leamington Spa and Stratford-upon-Avon. There are also direct services to Birmingham and London.

Northgate House is located on the southwestern edge of Priory Park which lies within the Warwick Conservation area.



DESCRIPTION

Prime development opportunity extending to approximately 0.81 acres (0.33 hectares) as marked by the yellow line boundary with c. 11,032 square feet (GIA) of existing floorspace offering scope for a number of re-development options (subject to planning).

Northgate House currently comprises a conference and training centre previously operated by Warwickshire County Council who have owned the property since 1946. The Northgate frontage of the building comprises of Grade II* listed Northgate House, believed to be built in the late 17th Century. The property is of red brick construction and is 3 storeys in height. Now a semi-detached property, the other half of Northgate House, outside of our yellow line boundary, comprises a private residence.

To the rear of Northgate House is a modern extension comprising former conference room and canteen. This part of the property underwent a change of use in 2009 to 'A series of meeting, training, and seminar rooms. Complete refurbishment, repair, and alternation of the existing complex and new first floor development over the existing function room' approved under planning number reference W/09/0216.

Copies of the floorplans are available on request.

PLANNING

The property is situated within the administrative boundary of Warwick District Council and is within the Warwick Conservation Area.

We understand from online enquiries the use class of the property falls under Commercial, Business, and Service E. The site could have potential for a range of alternative uses, subject to obtaining necessary planning consents.

Northgate House is a Grade II* listed building, listed on 10/01/1953 under entry number 1364826.

Please note these are initial observations, and any purchaser should satisfy themselves as to the planning as listed status of the property. For further information please contact Warwick District Council planning department with specific planning enquiries.

TITLE

Warwickshire County Council owns the freehold of the site, held under title number WK500099. Vacant possession will be provided on completion.

BUSINESS RATES

The 2023 rateable value for Northgate House is £105,000 (£57,330 rates payable for 01/04/2024-31/03/2025).

ENERGY PERFORMANCE

EPC Rating C.

SERVICES

We have been informed that mains services are connected to the property however we advise that prospective purchasers should investigate these matters to their own satisfaction.

DATA ROOM

To request data room access please contact tom.walker@savills.com.





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OFFERS

Offers over £800,000 are invited for the freehold interest in the site.

The vendor seeks offers on an unconditional basis, subject to contract.

Offers are to be submitted for the attention of Tom Walker MRICS, via email tom.walker@savills.com or at Savills 55 Colmore Row, Birmingham, B3 2AA.

Please provide the following information with your offer:

- Solicitor Details
- Proof of Funds
- Timescales for Completion
- Conditions (if any)

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

A bid proforma is available in the dataroom, failure to complete to this proforma may result in a non complaint bid.

VAT

VAT is not payable on the purchase price.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings other than roadside viewings.

CONTACT

For further information please contact:

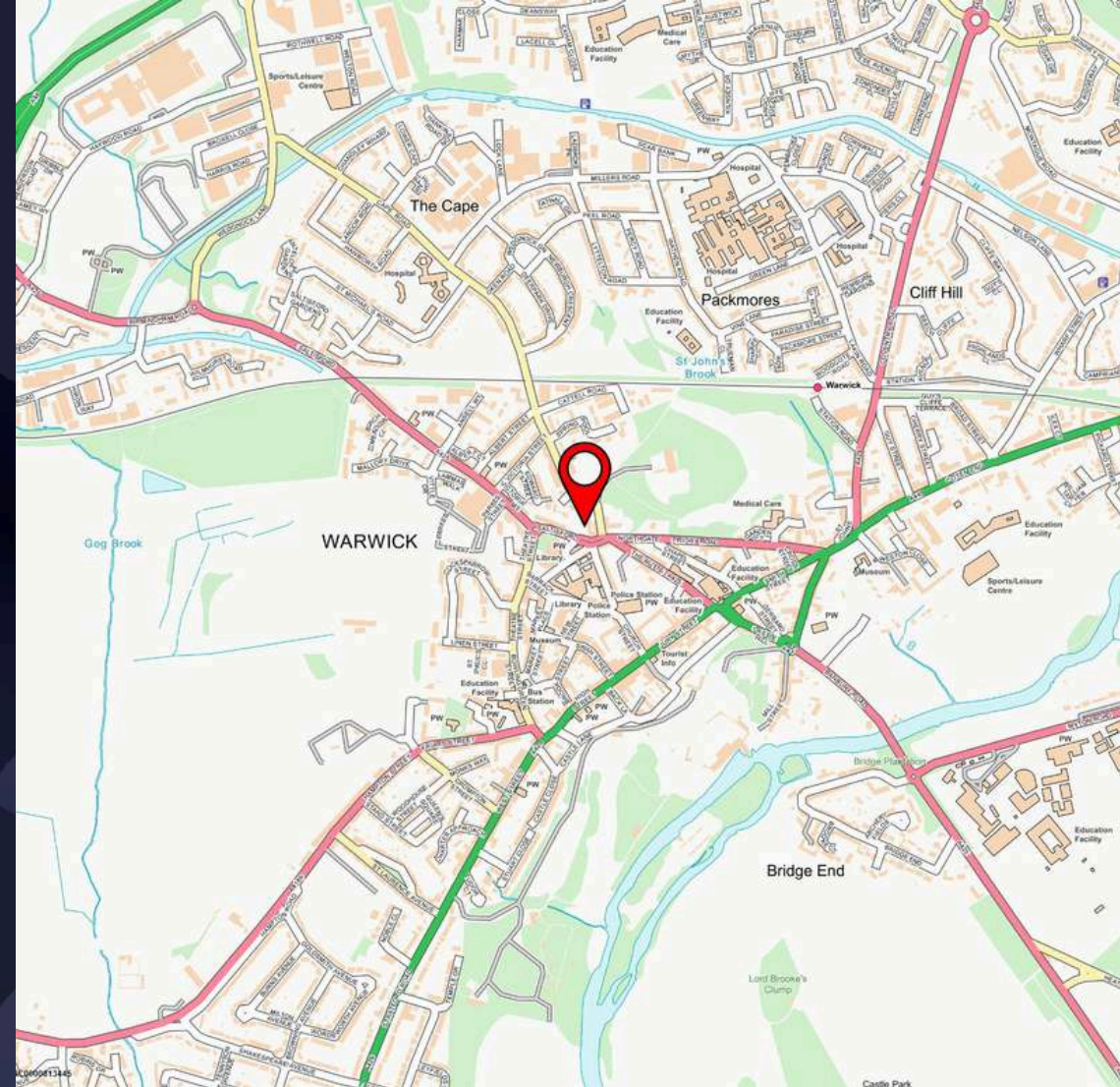


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