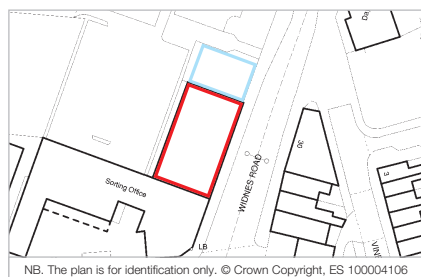
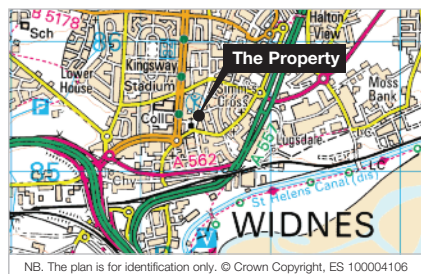


Widnes

5 Widnes Road, Cheshire WA8 6AF

- **Freehold Semi-Detached Building**
- Planning permission for change of use to provide 12 x one bedroom flats
- Opportunity to Forward Purchase/ Fund the approved Development for use as Twelve x One Bedroom Supported Living Apartments with Care Facilities within the existing building
- Agreed Lease Term will be for a term of 21 years at £134,068.54 per annum subject to RPI Linked Annual Reviews (conditions attached)

Vacant Possession



To View

Please Call: Allsop.
Tel: 020 7344 2664
(Ref: Richard Watson).

VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

Widnes is located in the North West of England, 8 miles east of Warrington and 15 miles south-west of Liverpool. The property is situated centrally with good access to local amenities. Widnes Rail Station is 1.2 km (1 mile) north of the subject property. Rail services run frequently to both Liverpool and Manchester. The property also lies on one of the town's busiest bus routes.

Description

The property currently comprises a semi-detached building arranged over ground and first floors. Immediately to the north adjacent to the building is a site of land which has been earmarked for car parking.

Planning

Full permission (Application No.: 12/00377/COU) – dated 27th February 2014, has been granted for the 'change of use from office to 12 x one bedroom apartments (Use Class C3) including change of use of adjoining land to create associated car parking and bin storage plus erection of boundary wall and railings'.

Notification of the discharge of planning conditions was subsequently issued on the 31st March 2014.

Background

The UK Government's Housing Strategy for England requires Local Councils to support the provision of suitable housing for vulnerable people. The Government has subsequently increased the Disabled Facilities Grant (DFG) from £169 million to £185 million for 2014/15. The DFG is designed to enable vulnerable people to live as independently as possible, covering both private and social rented housing.

The transaction is by its nature complicated and interested parties are advised to consider in detail, and take independent legal advice, on all supporting documentation provided.

Detailed below is a brief summary of the principal documents:

- Agreement for Lease – Please note this document has already been entered into by the current owner as Landlord with Inclusion Housing CIC as Tenant.

In essence this agreement relates to the Landlord carrying out building works in accordance with agreed plans and specifications and at completion granting a lease to the Tenant in an agreed form.

The principal lease terms are detailed below:

- Term – 21 years (and one day) – No break clauses
- Fully Repairing and Insuring Lease (FRI)
- Option to extend – 'Put' and 'Call' options to extend lease by two additional 20 year terms
- Tenant – Inclusion Housing CIC (governed and protected by the Homes and Communities Agency)
- Rent – £134,068.54 per annum subject to annual RPI linked reviews
- Five year void cover by Lifeways Community Care Ltd

Copies of all relevant documents are available for inspection within the download section of our website.

Further Information

Inclusion Housing CIC (The Tenant) is a community interest group regulated by the Government and a Registered Provider of Social Housing regulated by the Tenant Services Authority. They are also a member of the National Housing Federation.

Registered Provider: Reg No. 4662
Social Enterprise/CIC: Reg No. 6169583
National Housing Federation: Reg No. 00146316

<http://www.inclusionhousingcic.org.uk/index.html>

Lifeways Community Care Ltd (The Support Provider) is one of the UK's leading providers of care and support to people with learning difficulties and other complex needs. Lifeways hold a range of nationally recognised quality assurance standards and are regulated by the Care Quality Commission.

<http://www.lifeways.co.uk/>

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.