



# Northallerton Police Station

High Street, Northallerton, North Yorkshire, DL7 8ES

**BK** | Bruton Knowles est. 1862



# Northallerton Police Station

High Street, Northallerton, North Yorkshire, DL7 8ES

Bruton Knowles, 4100 Park Approach, Thorpe Park,  
Leeds, LS15 8GB

Nicholas Broadway BSc (Hons) MRICS - 0113 418 2101  
nicholas.broadway@brutonknowles.co.uk

## Offers Invited for the Freehold Interest

**We are pleased to invite Expressions of Interest to purchase freehold with vacant possession of the former Northallerton Police Station, a Grade II Listed Building in the Heart of the County Town of North Yorkshire.**

### LOCATION

Northallerton lies on the East Coast main line and the property lies within 1 mile of the Railway Station. The town has good access to the national road network via the A19 and A1(M) and is situated 20 miles from Teesside, 30 miles from York and around 40 miles from Leeds.

The town is the administrative centre of North Yorkshire and home to the County Council and Hambleton District Council – it is a thriving Market town which is undergoing considerable expansion as the Northallerton North Development is constructed.

This impressive former Police Station is located to the northern end of Northallerton High Street. It is situated within the retail area of the town and is surrounded by a variety of businesses including Hair Dressers, Estate Agents, and a Bed & Breakfast, and is opposite All Saints Church.

### DESCRIPTION

This attractive property was until recently the main police station for Northallerton. It contains a wealth of fascinating internal features. It has been a Police Station since 1987 and prior to this it was Local Authority offices and formerly a public library.

The front of the building is the original element, which we believe to be Georgian and Grade II Listed is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. This property comprises of three main areas:

Offices which are situated on both the ground and first floor, comprising a mix of large open plan rooms and more traditional office accommodation.

Former Custody Suite which is situated to the rear of the main building on the ground floor and comprises a number of cells and a reception desk, and which includes some additional office space.

To the rear of the car park area and with an access to Friarage Gardens is a former secure store and locker room building of brick clad steel portal framed construction with photo-voltaic panels on the roof.

### ACCOMMODATION

	Sq ft	Sq m
Office	9,559	888
Custody Area	3,229	300
Shed / Storage	5,274	490
Total (GIA Approx)	18,062	1,678

### RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of any rights of way whether public or private, light, support, drainage, water and electricity, and other rights and obligations, easements and restrictive covenants and all existing and proposed wayleaves. Access to the property can currently be gained off the High Street as well as vehicle access to the rear from Friarage Gardens.

### SITE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. All plans have been provided for guidance only and no guarantee or warranty as to their accuracy is given or implied.

### SERVICES

We understand that the property is connected to mains electric, gas, water and drainage services, but have not carried out any tests in this regard. Bruton Knowles can therefore provide no guarantees. There is currently a generator on site used in association with the previous use as a police station.

### RATES

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £62,000. Interested parties should rely on their own enquiries with the Local Rating Authority.

### ENERGY PERFORMANCE CERTIFICATE

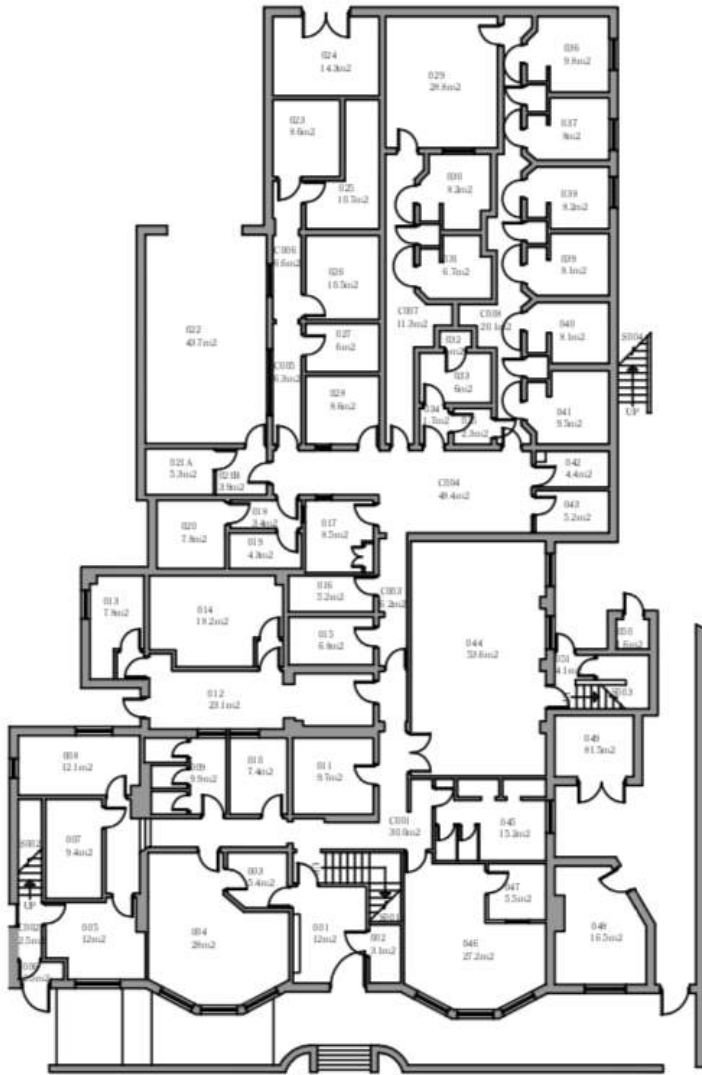


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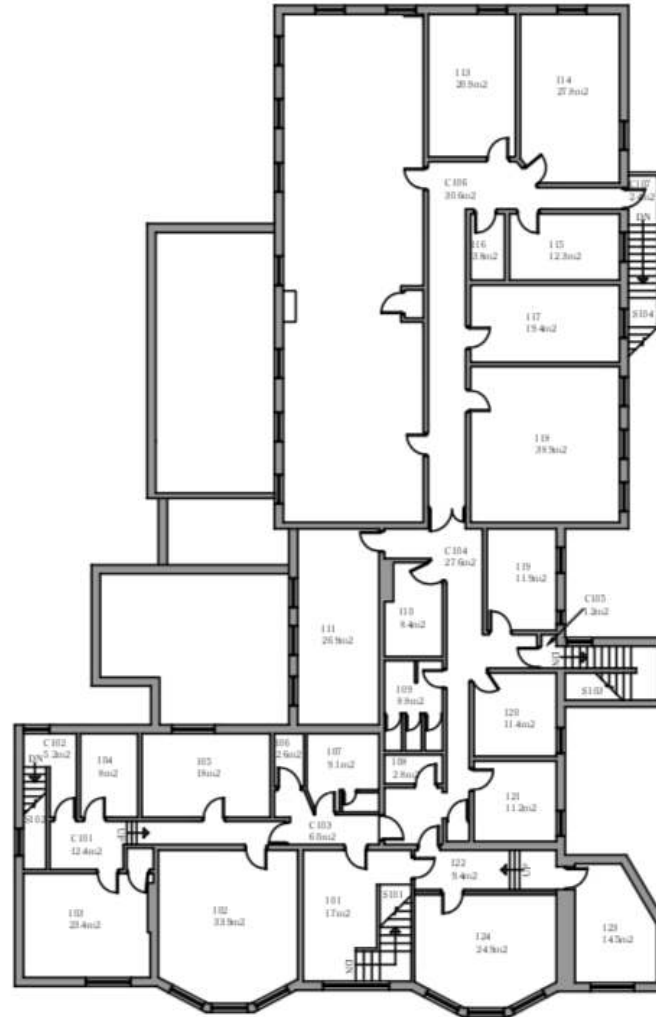
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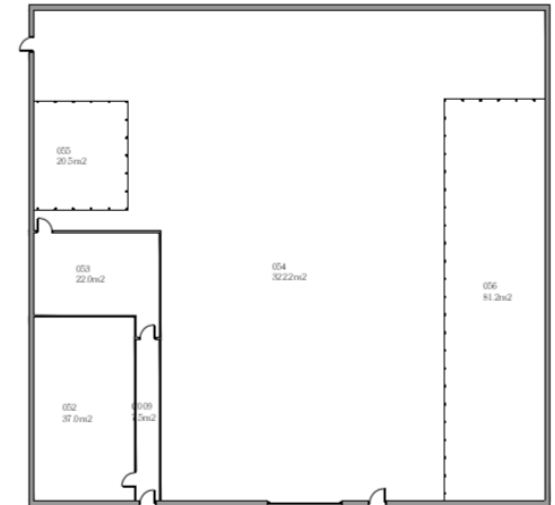


Ground Floor



First Floor

**Approximate Gross Internal Area**  
**1,678 sq m / 18,062 sq ft**  
**(Including Shed)**



Plans are for layout guidance only.  
Not drawn to scale.



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## PLANNING

The property is suited to a wide range of alternate uses, subject to planning permission. Initial enquiries have been made to the Planning Officer at Hambleton District Council's Planning Department, and the following alternative uses may be appropriate. Residential, potentially with some new build as well as conversion of the existing buildings. Conversion to a care facility, retail or hospitality use. Interested parties should make their own enquiries with the local planning authority.

## PLANNING CONSTRAINTS

The entirety of the site is within the Northallerton Conservation Area. The front part of the building is also listed Grade II Listed within the (Listed Buildings and Conservation Areas) Act 1990 (reference 1150739). For more information see; <https://historicengland.org.uk/listing/the-list/list-entry/1150739>.

## PRE-APPLICATION ENQUIRIES

Hambleton District Council encourage pre-application engagement. A simple, free service is available for straight forward enquiries through the Duty Desk at the Civic Centre, Stone Cross, Northallerton.

For more complicated enquiries there is a pre-application enquiry service. There is a fee applicable for this more formal service. A link to the appropriate page is as follows;  
<http://www.hambleton.gov.uk/downloads/download/176/pre-application-enquiry-form>

## INFORMATION PACK

An Information pack containing Asbestos reports, a NICEIC report, MCS Certificate for the PV panels, a drainage plan, floor plans, an Abstract of Title and a draft conditional contract are available by email upon request.

## VIEWINGS

The following viewing dates are available:

- Tuesday 11<sup>th</sup> June 9:00 – 12:00
- Friday 28<sup>th</sup> June 14:00 – 17:00
- Wednesday 10<sup>th</sup> July 12:00 – 15:00
- Friday 19<sup>th</sup> July – 9:00 – 12:00

All viewings are to be made by appointment with the sole agent Bruton Knowles, 4100 Park Approach, Thorpe Park Century Way, Leeds, LS15 8GB.

## METHOD OF SALE

Expressions of interest to purchase this property are requested by 29<sup>th</sup> July 2019 setting out an indication of proposed use of the property and an indicative purchase price.

A expression of interest form is contained within the information pack and is available on request. Selected prospective purchasers will then be requested to make an offer to purchase the property by informal tender.

It is anticipated that tender packs will be sent out during the first week of August 2019 with tenders submission date of the 8<sup>th</sup> August 2019 with a view to the successful purchaser entering into a contract in September 2019.

## TENURE

Offers are invited for the Freehold interest with full vacant possession throughout.

## VAT

VAT will not be charged on the purchase price.

## SALE CONDITIONS

A deposit of 10% of the agreed purchase price will fall payable on exchange of conditional contracts. Such exchange shall take place within 25 working days of receipt of the contract documentation by the prospective purchaser's conveyancer. The purchaser shall, within 3 months of the date of exchange of conditional contracts submit a planning application to Hambleton District Council for the redevelopment of the property with a target date of 18 months from exchange and a drop dead date of 24 months from exchange.

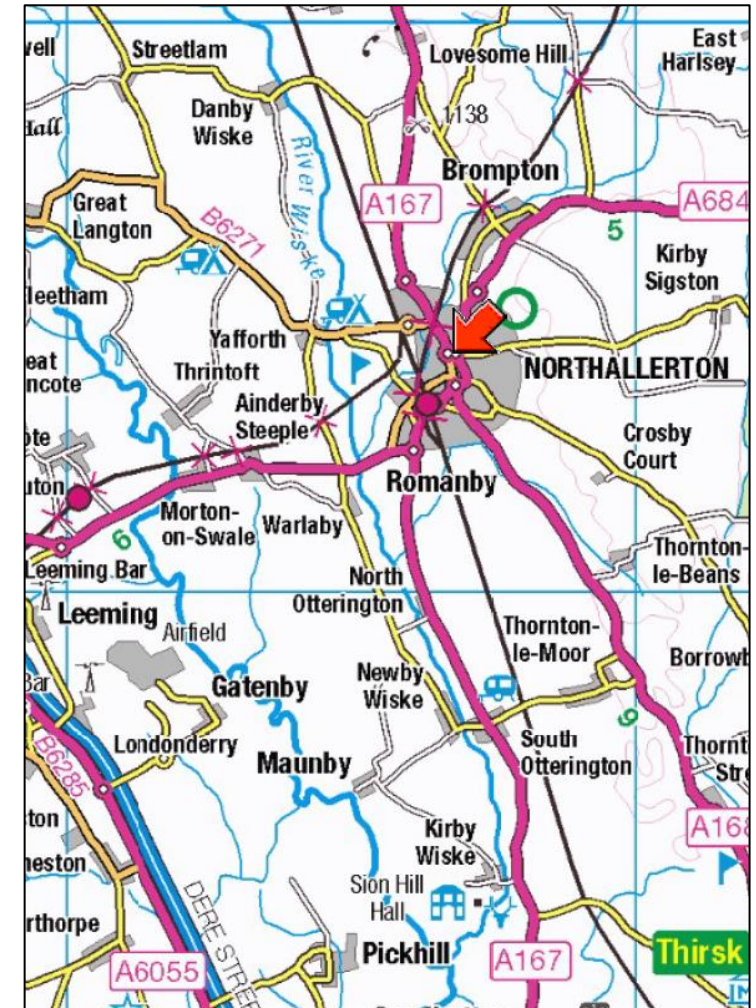
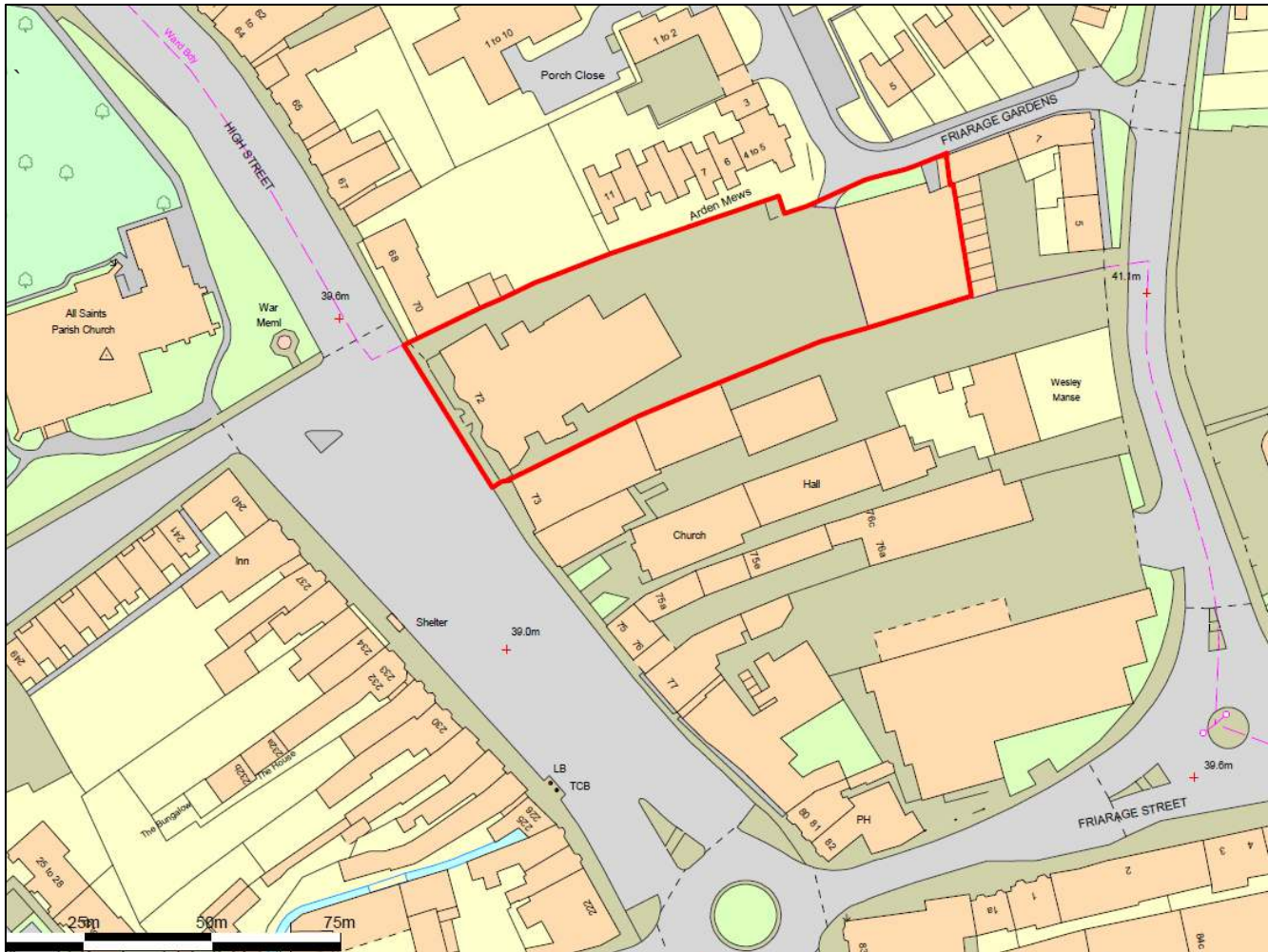


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## CONTACT

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