

HIGHFIELD HOUSE, PROBATION OFFICE

Highfield House, Parliament St, Consett **DH8 5DH**

- Freehold acquisition with potential for redevelopment of entire site and/ or retention of existing two storey building.
- The property is of locally quarried sandstone. Located at the rear are two 20th century detached single garages, constructed of brick, and hardstanding carparking which could hold approximately 15 cars.
- Located in the centre of Consett near the town centre with a mix of retail and residential neighbouring properties.
- Consett is a 45 minute drive of the A1 (M); 6 minutes to the A68 and a 21 minute drive of the A69 providing access to cities and towns from the north east of England to Southern Scotland, across Cumbria, Yorkshire and connecting routes to the south towards Peterborough.
- Within walking distance to Consett Bus Station and a breadth of local amenities; Durham Train Station is a 25 minute drive and available via Consett Go North East buses.

LOCATION

THE PROPERTY IS LOCATED IN THE CENTRE OF CONSETT, IN THE VICINITY OF THE A1 (M), A68 AND A69 PROVIDING CONNECTING ROUTES TO CITIES AND TOWNS IN SOUTHERN SCOTLAND, ACROSS CUMBRIA, YORKSHIRE AND THE SOUTH TOWARDS PETERBOROUGH.

The property is well placed in a central location and in walking distance (0.1 miles) from the town centre and in proximity to local amenities which includes extensive retail and community facilities. There is reasonable connectivity via road with Newcastle Upon Tyne being just under 40 minutes away via car and just over an hour away by train and bus. The area benefits from good local bus services, with operators Go North East connects Consett to major cities such as Durham, Sunderland, and Newcastle. Durham train station is the nearest railway and accessible via these buses; mainly operated by LNER, Cross-Country and TransPennine Express trains with services to Manchester, Cardiff, Bristol, London, Plymouth, and Edinburgh.

Surrounding properties are of similar height, 2 stories above ground. Neighbouring uses comprises mostly residential, terraced 19th century construction with commercial and retail properties located in walking distance with a breadth of local amenities including pubs; restaurants; leisure centres; local supermarkets; retail stores; recreational spaces/ community centres; as well as several educational establishments. The main building is accessed via Parliament Street.



DESCRIPTION

The total site area is approximately 0.28 acres (1,152sqm), with the main building being accessed off Parliament Street. Located to the rear of the property are two 20th century detached single garages, constructed of brick, and hardstanding carparking which could hold approximately 15 cars. The boundary to the north, east and west consists of low stone walls which match the stone construction of Highfield House, whereas to the south it is formed by timber fencing.

The property is of locally quarried sandstone and is not listed despite its industrial history, built in 1873 as local board offices. The property has a slate roof, with large bay style windows and intricate panelling on the ground and first floor, as well as some recently replaced smaller windows. The cellar/basement is used as storage and fairly small and to the rear of the property is a plant room accessed via a separate entrance. This is attached to the main building and is also of stone construction, with a newly replaced door and no windows.

The property is bounded either side by residential properties, a bungalow directly to the west built in the early 2000s; a police station opposite, constructed around the same period as Highfield House as well as nineteenth century terraced properties. Some of stone construction and others of brick, to the south on Constance and Edith Street. There is limited biodiversity on the site, hedges form part of the boundary at the front of the property and two parcels of grass line the entrance of Highfield House.

The property lends itself well to redevelopment due to its large size and the extra space provided by the car park. Attractive features such as the external stonework and the historical significance of the building can be retained, enhancing the site's appeal.

DESCRIPTION - NIA	USE	MEASUREMENTS
Ground floor	Office	90.19 m
First floor	Office	95.45 m
Basement	Storage	N/A
TOTAL SITE AREA	Car Parking and property	1,152 sq m





The property is currently held on a freehold basis and located in an area which has potential chancel repair liabilities. The title is not subject to any restrictive covenants, as far as we are aware, which could offer some flexibility in terms of future proposed use, subject to further due diligence and planning.

A REVIEW OF HISTORICAL PLANNING APPLICATIONS RELATED TO THE SUBJECT PROPERTY SHOW NO SIGNIFICANT PLANNING HISTORY ASIDE FROM THE ERECTION OF FOUR PORTABLE BUILDINGS IN 2002 AND AN UNSUCCESSFUL APPLICATION TO RETAIN THESE BUILDINGS IN 2004. ANOTHER UNSUCCESSFUL APPLICATION IN 2022 WAS FOR THE CHANGE OF USE OF HIGHFIELD HOUSE FROM PROBATION OFFICE TO AN APPROVED PREMISES.

The property sites within a Coalfield Consultation Area identified using The Coal Authority data set, potentially being included within the Abandoned Mines Catalogue. There are no other statutory environmental designations which have been identified in relation to the property location, as far as we are aware. The property is also identified to be in a very low risk area for both river and sea and surface water flooding.

DATA ROOM

Information regarding the property can be provided on request. For access to the Data room, please contact Ash McCormick, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only. Documents we are able to provide include:

- Title information
- Site Proforma
- Floor Plans
- EPC

CONSETT HAS AN ESTIMATED POPULATION OF 29,885, AN ANNUAL POPULATION INCREASE OF 0.60% FROM 2011 TO 2021 ACCORDING TO THE 2021 CENSUS FROM THE UK OFFICE FOR NATIONAL STATISTICS. 73.25% OF THE PEOPLE IN WORK, ARE IN FULL-TIME EMPLOYMENT IN CONSETT, WHICH IS JUST SLIGHTLY BELOW THE UK AVERAGE OF 74.3%.

The local housing market is fairly active with c.100 transactions completing within 0.5 miles of the subject property location in the last year. House sales within 0.5 miles of the subject property achieved prices between £100,000 - £478,500 between 07/2023 - 07/2024.

There are a significant number of houses on sale within 0.5 miles of the subject property, with asking prices for bungalows, terraced, semi-detached housing currently ranging between £119,940- £480,000.

Several commercial properties are currently on sale within 0.5 miles of the property which comprise of office and retail spaces and are concentrated around the town centre. Rents in Consett currently sit at a lower asking of £10/sq. ft. pa and higher end of £25/sq. ft. pa,

depending on the condition/quality of accommodation and its location. There are over 10 properties currently on the market in central Consett representing a reasonably active commercial market.

The subject property could be seen as highly desirable due to its rich history and prominent location, near the centre of Consett. It's location in a residential area with nearby amenities from the town centre and being closely connected to other regional centres such as Newcastle and Durham also make Highfield House an attractive sale. The existing building with the generous car parking has potential to be converted into apartments or several houses, subject to planning, with the local housing market representing reasonable sales.



FURTHER INFORMATION

METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

EPC RATING

A copy of the EPC is available in the data room.

VAT

The property is not registered for VAT.

VIEWING

Strictly by appointment through Cushman & Wakefield.

Ash McCormick

D +44 (0) 776 964 8453

M +44 (0) 776 964 8453

ash.mccormick@cushwake.com

Justin Anderson

D +44 (0) 161 235 8979

M +44 (0) 773 456 9400

justin.anderson@cushwake.com

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