



**FOR SALE BY TENDER**

**Former Bus Shelter Known as The Bug, Market Street, Whitworth**



- Location** : “The Bug”, former bus shelter, 609 Market Street Whitworth, OL12 8BE
- Description** : The Freehold land shown edged red on the plan below being land on the west side of Market Street, Whitworth H M Land Registry title number LAN134269.



|                     |  |
|---------------------|--|
| <b>Use:</b>         | The buyer must satisfy itself that their intended use meets all necessary planning and legal requirements. The Council is not aware of any land covenants that would restrict its use but the buyer must make its own enquiries. For more information on planning please see <a href="#">Planning – Rossendale Borough Council</a> |
| <b>Conditions</b>   | : The Council is not bound to accept the highest offer, or any offer, it receives but is under a duty to obtain the best price in line with the Council's valuation.   |
| <b>Other terms:</b> | The draft conveyance shall be drawn up by the Council's solicitor and shall include any other relevant standard terms and conditions as deemed necessary.  |
| <b>Viewing:</b>     | By arrangement only. Please contact Property Services Team at <a href="mailto:property@rossendalebc.gov.uk">property@rossendalebc.gov.uk</a> to arrange a viewing.   |
| <b>Costs:</b>       | <p>The buyer will be required to pay the Council's reasonable legal costs as per below dependant on sale price:</p> <p>Up to £5,000 = £630.00 fee<br/>£5001 - £15,000 = £840.00 fee<br/>£15,001 - £100,000 = £1,890.00 fee</p>   |

In addition, the buyer will be required to pay the Council's valuation and administration fee of £398.40

**Tenure** : Freehold.

**Freedom of Information Act 2000** : All information relating to any tender made to the authority or any contract to which the Council is party to will be covered by the Freedom of Information Act 2000.

The Council will be under a legal obligation to disclose such information if requested unless an exemption applies.

The Council will make information about the global tenders available under the Act after the formal completion of the sale.

**Tenders** : Tenders are invited for the purchase of the freehold of the property.

**Time limits** : The successful bidder is to complete the purchase of the land within three months of the acceptance of the tender. Contracts are to be exchanged within one month of acceptance of the tender. 10% of the purchase price is to be paid upon exchange of contracts. Should the successful bidder not complete the purchase of the land within three months of acceptance of their tender, the Council reserves the right to withdraw the offer of sale and offer the land to the next highest bidder. The legal and administrative costs need to be paid upon sale completion.

**Tenders should be returned to:** [tenders@rossendalebc.gov.uk](mailto:tenders@rossendalebc.gov.uk) marked "Purchase of The Bug" no later than **12pm noon on Friday 31<sup>st</sup> October 2025.**

Tenders received after this time may not be accepted. It is the bidder's responsibility to ensure that the bids are received by the Council. Should bidders have difficulties doing so electronically, they must contact the Council no later than 24 hours before close of tender where alternative arrangements may be considered. Any late tenders received shall be opened in the same way and a decision made by the Chief Finance Officer whether or not the tender should be considered.

The Tender must not be qualified in any way.

This tender is made available in good faith. No warranty is given as to the accuracy or completeness of the information contained in it and any liability or any inaccuracy or incompleteness is therefore expressly disclaimed by the Council and its advisers.

The Council reserves the right to cancel the tender process at any point. The Council is not liable for any costs resulting from any cancellation of this tender process nor for any other costs incurred by those tendering.



**SEALED TENDER - SUBJECT TO CONTRACT**

**Former Bus Shelter Known as The Bug, Whitworth**

|   |   |
|---|---|
| NAME  |   |
| ADDRESS   |   |
| TELEPHONE NO.   |   |
| E-MAIL ADDRESS  |   |
| ARE YOU A RBC COUNCILLOR OR OFFICER OR RELATED TO ONE?<br><br>PLEASE GIVE DETAILS IF YES TO THE ABOVE |   |
| PROPOSED USE  |   |
| OFFER   |   |
| NAME AND ADDRESS OF SOLICITOR   |   |
| CLOSING DATE  | <b>Friday 31<sup>st</sup> October 2025 at 12pm noon</b> |
| IMPORTANT NOTE  | CONDITIONAL OR QUALIFIED OFFERS WILL NOT BE ACCEPTED    |

### **Misrepresentation Act, 1967**

Rossendale Borough Council gives notice that:

1. These particulars do not constitute, nor constitute part of, any offer or contract.
2. All statements are made without responsibility on the part of Rossendale Borough Council.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy themselves by inspection or otherwise, as to the correctness of the statements contained in these particulars.