

SITE BACKGROUND INFORMATION

PLANNING APPLICATION

"Conversion of part of existing public house and outbuilding to 3 dwellings including some demolition works."

SITE ADDRESS

"White Bear Inn, 2 Ballfield Lane, Kexbrough, Barnsley, S75 5EF"

DATE

"20th January 2020"

BACKGROUND STATEMENT

The following site background information has been collated to show the vacant public house, has been marketed for a period while open as a growing concern (2018 onwards), the owners then invested further funds while been marketed in (2018/19) in renovations' to attempt to attract new clientele (which failed) and ultimately when the business became unviable and closed (2019), the public house was marketed again (June 2019) for a period of at least 12 months by multiple agents at a low price with little interest, resulting in my client purchasing the building after the last marketing attempt of 12 months (June 2020).

This shows the public house has been marketed for two successive periods spanning over the last 24 months (2 years) and despite this' my client was the only potential purchaser that has completed on the sale, this shows the despite the multi-agency advertisements and a very low asking price little to no interest was shown in acquiring the building and the business as a growing concern.

Further to this in the intermediate period between and during the marketing campaigns "a last attempt" was made to bring in new clientele by investing more funds in the renovation of the exterior, by means of painting and changing the colour, but this failed to increase revenues and the owner had no choice but to cease trading and list the building for sale with multiple agents.

Prior to this in 2018 the business and building were marketed for sale while trading yet this resulted in no purchasers coming forward.

The building, in the last 12 months of marketing up to June 2020, was marketed by, Savills, CBRE, Fleurets and Sidney Philips, all in one go, four of the biggest commercial estate agents in the UK, it was also listed on Realla as a business in 2018/19.

This background information shows, every attempt was made to market the public house as a growing concern over a long period of time, but this failed in securing any purchaser wishing to try and recover the business, further investment was also made and this ultimately failed to make any difference and the business closed permanently, this therefore robustly shows the business and therefore the community facility were not in regular and sustained use by the local community, and therefore 'it was, and is, no longer required by the local community when the business closed, the long periods of marketing have given the local community an opportunity for its members to purchase the building, but

despite the multi-agency marketing no local constituents have chosen to purchase the building and the business despite the very low asking price.

This demonstrates, that despite the low asking price, the concern by any potential purchaser is the lack of use of the facility, resulting in a business that is unviable, and that would ultimately close again.

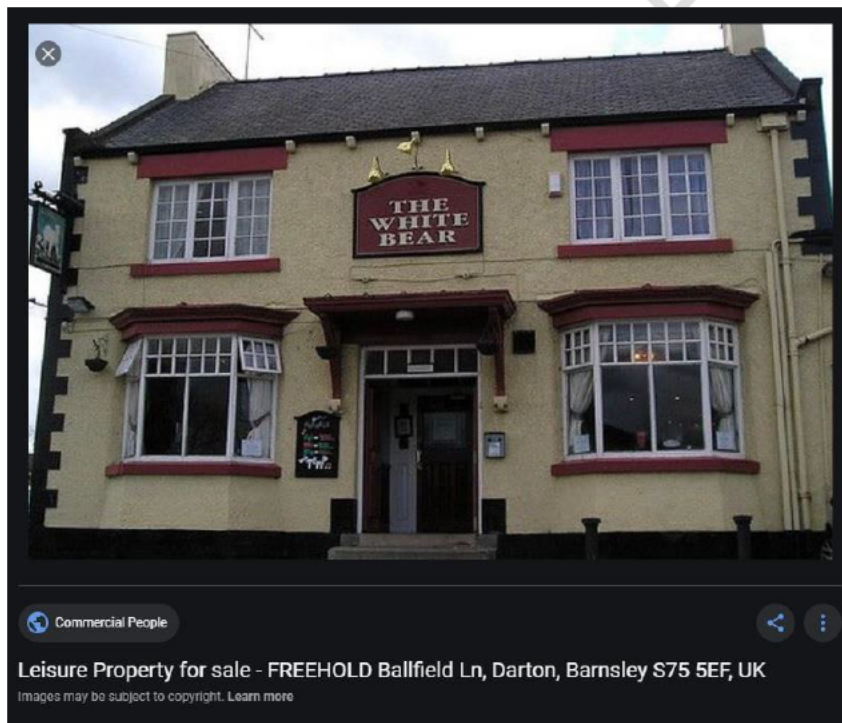
The threshold to override policy "Local Plan Policy I2" has been robustly met, demonstrated and set out in the site history above, it has been demonstrated the facility is no longer required by the majority of the local community, if it was, the business would never of failed and would not have been sold.

It is also further noteworthy, the rear buildings (which were previously dwellings) and which form a good 40% of the structures on this site, have not been in use for some time, possibly 20+ years, again there is no use for these buildings in the community for other facilities, the huge costs involved in renovations to these ageing buildings to create other types of community facility make such propositions unviable.

Please find below, the evidential information to support the above statement, the final document is a statement from Fleurets, which confirm the last batch of marketing lasted 12 months prior to my client purchasing the building.

EVIDENTIAL INFORMATION

In date order 2018/19 to 2020.



Marketing of the Business in 2018, Commercial People.

Please Note: The colour of the Building.

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White Bear 138 Churchfield Lane

Barnsley South Yorkshire S75 5EE

FOR SALE

£250,000

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ARRANGE A VIEWING

→

Freehold for Sale

OVERVIEW

Guide Price £250,000 plus VAT

LOCATION DESCRIPTION

The White Bear is located in the village of Kexborough, 4 miles north west of Barnsley and 8 miles south of Wakefield.

FLOORS AVAILABLE

Test Floor		
DETAILS	STATUS	AVAILABLE FROM
Office	Pending	Now

LEASE INFORMATION & CHARGES

FOR SALE
£250,000

Marketing of the Business in 2018, CBRE.
Please Note: The colour of the Building.



Property facts for The White Bear, Barnsley

BUILDING SUBTYPE	Bar
NUMBER OF STOREYS	2
PARKING RATIO	0.82
RENTABLE BUILDING AREA	2,744 sq ft
YEAR BUILT	1877
PARKING	Surface: 6

Marketing of the Business in 2018, Rella.com

Please Note: The colour of the Building.



Marketing of the Business in 2019, Fleurets, Sidney Philips, Plus a local Estate Agent, advertising boards visible on the building. Please Note: The colour of the building has changed; this was after further investment was made in the business in the intermediate period in a "last attempt" to generate more income and save the business.



File Ref: N-923265b

White Bear

Ballfield Lane, Kexborough, Barnsley, South Yorkshire S75 5EF



Tenure
Freehold

Price
£225,000 Offers invited +VAT

- Prominent detached corner sited property in village location
- Lounge bar & public bar / games room
- 3 bed private accommodation
- Enclosed garden and large outbuilding
- Offering development potential (STPP)



Nick Thomas
Negotiator

0113 234 0304

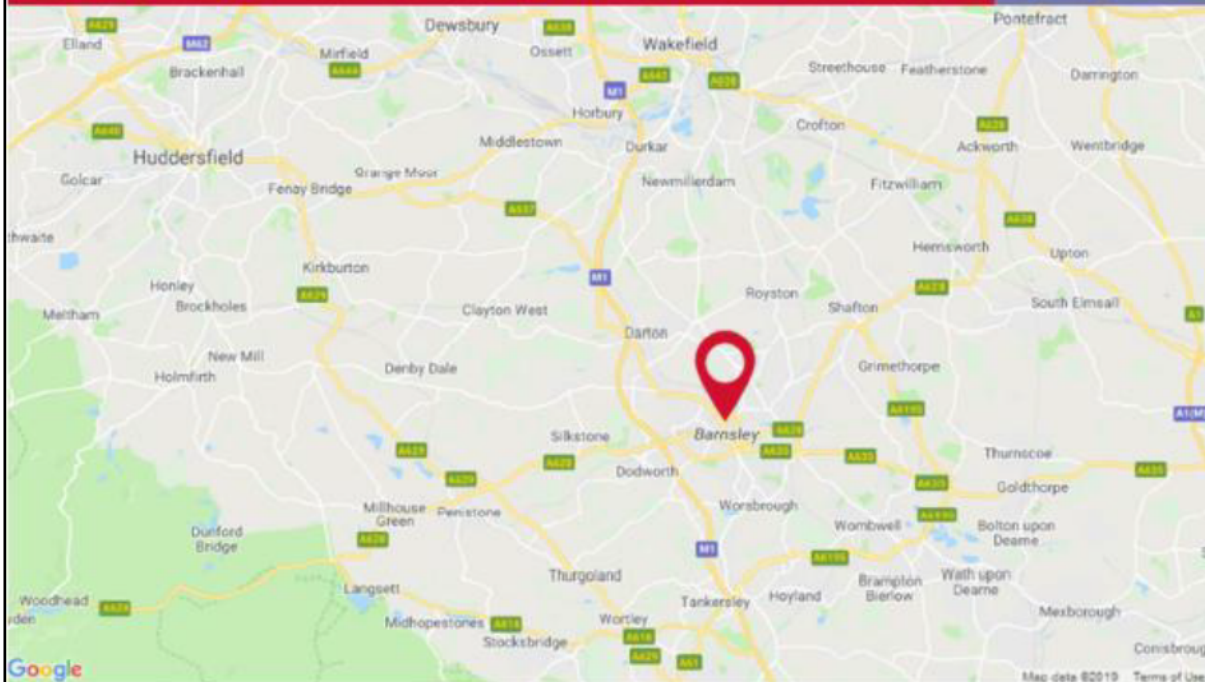
nick.thomas@fleurets.com

SOLE SELLING RIGHTS

Fleurets
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White Bear

Ballfield Lane, Kexborough, Barnsley, South Yorkshire S75 5EF



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Location

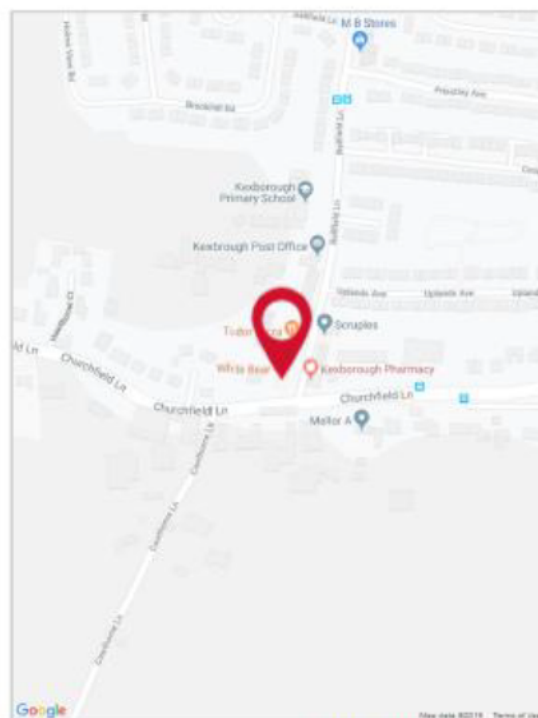
Kexborough lies off the A637 Huddersfield Road, some 4 miles to the north west of Barnsley. Junction 38 of the M1 motorway is 2 miles to the north. Kexborough is an established village, with recent infill residential development and the village lies on the edge of the open countryside. Wakefield is around 8 ½ miles to the north and Huddersfield some 13 ½ miles to the north west.

The White Bear is situated at the junction of Ballfield Lane and Churchfield Lane. In addition to the residential properties in the immediate area are various other users including a Pharmacy, Coral Bookmakers, Fish & Chip Shop, Pizza Takeaway, Chinese Takeaway, Hair and Nail Salon.

Description

The White Bear is a detached property which has rendered and colour-washed elevations and a pitched slate roof with additional side and rear single storey elevations under flat roofs. The property is arranged over ground and first floors.

To the side and rear of the property is a trade garden area. Rear enclosed yard and detached two-storey stone built outbuilding.



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White Bear

Ballfield Lane, Kexborough, Barnsley, South Yorkshire S75 5EF



File Ref: N-9232650



First Floor

Providing a good size private flat and comprises an open landing leading off to lounge, kitchen, 3 double bedrooms, bathroom / WC.

External

To the side and rear of the property is a trade garden area. Rear enclosed yard and detached two-storey stone built outbuilding.

Planning & Development

Please note this property is not listed and does not lie within a conservation area.

Licence

A premises licence prevails, please contact the Leeds office for further information.

Business Rates & Council Tax

The property is in an area administered by Barnsley Metropolitan Borough Council. The 2017 Rateable Value has been assessed at £5,000. 100% small business rates relief might apply to this property. N.B. No business rates will be paid in the tax year 2020/2021.

The domestic accommodation is within Band A for council tax purposes.

Viewing

Strictly by appointment only through Fleurets Leeds Office.

Trade

White Bear is currently closed, prior to which it operated as a traditional locals' public house, drawing trade from the surrounding residential area.

The property is been offered for sale as vacant possession.

Accommodation

The accommodation briefly comprises:

Ground Floor

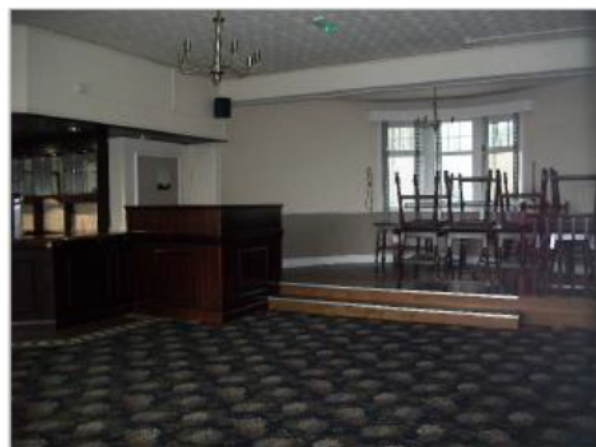
Entrance from the front leads via an inner hallway separately to both lounge and public bars. The lounge bar is a good size trade room with a raised stage with DJ rostrum and sections of fixed perimeter upholstered seating and bar counter with servery behind.

Separate side entrance, gentleman's' toilets and ladies' toilets.

Public bar / games room. Having separate access from the rear of property. Corner bar counter linking with that of the lounge bar. Gentlemen's' toilets.

Rear inner corridor leading off the glass wash area, kitchen and a maintenance store.

Basement Cellar.



White Bear

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EPC

The property has an EPC rating of D.

Services

We are informed that the premises benefit from mains water, electric, gas and drainage. Gas / fire central heating.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

VAT & Conversion Of A Commercial Building To A Residential Dwelling

Our client has requested that we provide the following statement "If the purchaser intends to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: "Certificate to disapply the option to tax: Buildings to be converted into dwellings". The HMRC suggests all parties completing this certificate read: Notice 742A Opting to tax land and buildings. A copy can be found at www.hmrc.gov.uk.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



18/01/2021

Mail – mail@nicholasandnicholas.co.uk

RE: White Bear, Kexbrough

Simon Hall [REDACTED]

Mon 18/01/2021 12:11

To: Nicholas & Nicholas <mail@nicholasandnicholas.co.uk>;

 1 attachments (5 MB)

White Bear, Kexborough N-923265b.pdf;

Nick

I'm not sure why I should assist. Your client actually purchased it through another Agent and we lost out on a fee as a result.

Anyway, maybe he can make up for it at some point

This went to the Market in June 2019 on a multi agency basis and sold in June 2020. Brochure attached

Regards

Simon Hall

Director - Agency

 Fleurets, Suite 8B, Joseph's Well, Westgate, Leeds, LS3 1AB

 www.fleurets.com

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