



Our Ref : APC/JM/AW168 007

13th March 2015

SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

Robert Agus M.C.I.A.T, A.C.I.O.B
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S75 1HQ

Dear Robert

MITCHELL & DARFIELD SOCIAL CLUB AND INSTITUTE LIMITED
LAND AND BUILDINGS AT ROY KILNER ROAD, WOMBWELL, BARNSELEY, S73 8EE

I refer to your recent e-mail requesting us to provide you with the background to the recent disposal of the above property.

In August 2014 I was approached by the solicitors acting on behalf of Mitchell and Darfield Social Club and Institute Limited in order to provide valuation advice. The Trustees of the club had made the decision to close down as a consequence of falling membership levels, reduced trading and the fact that the building was in a state of disrepair and no longer fit for purpose.

I met the Trustees on site in August 2014 and the Trustees explained to me that as in other areas of the town, working men's clubs as a social and community use were no longer in vogue and as a consequence many have become unviable and had had to close.

In October 2014 the Mitchell and Darfield Social Club and Institute Limited were placed into liquidation and Smiths Chartered Surveyors were appointed to market the property for sale on behalf of the liquidator, Mr E C Wetton of Gibson Booth.

The premises quickly became a target for local vandals which necessitated the boarding up of the premises and regular inspections by a security company. The property was advertised in the Barnsley Chronicle on one occasion and interest was received from a number of parties. All the interested parties save 1 were looking to demolish the existing building with a view to undertaking a residential scheme of development. One offer involved the conversion of the existing building into bedsit accommodation. Offers were invited and the offer from Mason Horner Limited was accepted and solicitors instructed. As a fall back position the property was also placed in the December 2014 auction at Mark Jenkinson and Son in Sheffield however Mason and Horner Limited completed the transaction prior to the auction date.

I trust that this provides you with the information you require however, if you need anything further please contact me.

Yours sincerely

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