

Property Background

It is understood that the old stables block at Cheetham Park – as shown edged red on the attached plan - were used by the Council's Green Spaces team as depot space and operated as public toilets in support of the park until c.2012. When the Green Spaces team was centralised, the property was vacated and has remained vacant since this time.

The buildings are located within a park and therefore do not enjoy any specific, dedicated external areas with the exception of a perimeter footpath. Any future agreement offered by the Council would include dedicated rights of access.

The properties are mixed, with one building providing two storey space and the opposite building providing single storey accommodation. The buildings are both constructed with stone elevations beneath a slate pitched roof. Floors are solid concrete construction. Windows were originally single glazed timber units with painted timber doors although, in more recent years, the majority of openings have been timber boarded as a security measure. The Council will look to remove the boarding and provide internal viewings upon request.

To assist interested parties, the Council have made internal floorplans available, with the buildings previously providing the following accommodation;

Building 1

- Ground Floor – Store (001) / Store (002).
- Ground Floor – Female w/c (003) / Male w/c (004).
- First Floor – Circulation (005).
- First Floor – Kitchen /Dining (006).
- First Floor – Bedroom (007).
- First Floor – Store (008).

It is understood that the building provides approximately 220sq.m (GEA) of accommodation over the two floors.

Building 2

- Workshop (001).
- Store (002) / Store (003).
- Kitchen / Dining (004).
- Office (005).

It is understood that the building provides approximately 111sq.m (GEA) of accommodation.

Current Offer

The Council are keen to see the building brought back into use and have received expressions of interest from various commercial and community organisations during its period of void. The Council are keen to explore this historic interest, along with any new interest from parties keen to reuse the building.

To facilitate this, the Council approved a Disposal Policy in September 2020, a copy of which can be viewed via the following weblink - item 10;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MIId=5051&Ver=4>

More recently, in June 2021, the Council also approved a Community Asset Transfer policy which sets out how the Council would consider interest from the Voluntary and Community sector. A copy of the policy can be viewed via the following weblink - item 7;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MId=5059&Ver=4>

Stage 1 asks interested parties to complete and return the attached expression of interest form by a defined closing date. This has been agreed as **12 (noon) on 3 December 2021**. Once any expressions of interest have been received, these would be evaluated and reported to the Asset Management Working Group. Any preferred bidders would be contacted following this initial assessment and as part of a 'Stage 2' invited to submit a full CAT Application Form and Business Case for consideration.