

LAND FOR SALE

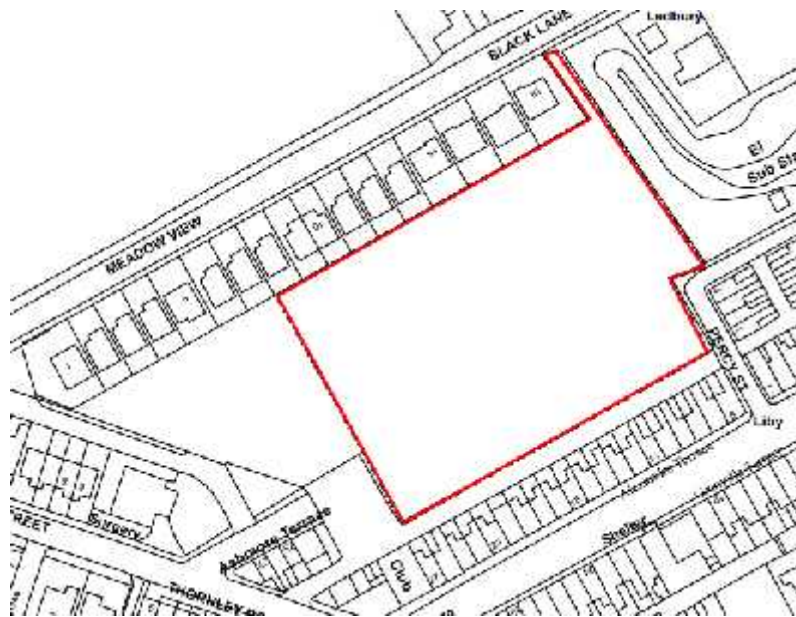
FORMER NUMBERED STREETS

MEADOW VIEW, WHEATLEY HILL, CO DURHAM DH6 3ND



Land at the Former Numbered Streets is available to the market for Residential Development. The site area is 1.86 acres (0.75 hectares) or thereabouts





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Durham County Council offers for sale by sealed offer land at the Former Numbered Streets amounting to 1.86 acres (0.75 hectares) or thereabouts of land.

LOCATION

The subject site is situated adjacent to Ashmore Terrace, Wheatley Hill. Wheatley Hill is located approximately 8 miles East of Durham and 25 miles South of Newcastle upon Tyne. It is accessed via the A181 main road which provides links to the A19.

DESCRIPTION

The site is a brownfield site which is cleared. Currently the site is open space/grassed amenity land with mature trees and shrubs to the eastern boundary.

SERVICES

It is understood that all major services are present within or close to the edge of the site. It is the responsibility of prospective purchasers to confirm the extent of the services, their availability and suitability, with the relevant utility service providers.

ACCESS

Access to the site is direct from the existing adopted highways at Black Lane and Percy Street. However there are services within the Black Lane access point.

COVENANTS

The site will be sold subject to all and any existing covenants, easements, restrictions, wayleaves, rights of way, etc. affecting the land. The purchaser must satisfy themselves in relation to any covenants or other matters affecting the property.

PLANNING

Informal planning advice has been and in principle the land is suitable for residential development. S106 requirements would usually require £500 per unit for recreation and 10% affordable housing provision.

Potential purchasers are encouraged to liaise with the planning department prior to submitting an offer for clarity on planning requirements.

TENURE

Land will be sold as Freehold.

VAT

Any offers will be deemed exclusive of VAT.

OFFER

Offers are invited for the site. Please contact Deborah Jobling on (03000) 267038.

All offers should have regard to the informal advice provided and make the due allowance in their bid. Interested parties are expected to have spoken to the Planning Department regarding their individual scheme.

TIMESCALES

Durham County Council expect pre-application discussions to commence **no later than 4 weeks** after notification that an offer is accepted.

Contract exchange will only take place once site investigations have been completed and agreed and a full planning application submitted.

COSTS

The purchaser will be responsible for the Council's Surveyor Fee based on 3% of the accepted offer price (to a minimum of £1,000) in addition the purchaser will be responsible for the Council's reasonable legal fees.

SUBMISSION OF OFFERS

Financial Offer

The submission should clearly state the sum (exclusive of VAT) being offered to Durham County Council for the site.

The council is not bound to accept the highest offer made, or any offer, and will accept no responsibility for any costs incurred by any party in connection with their submission of an offer whether successful or not.

The sum offered should reflect any conditions attached and these should be clearly stated.

Offers will be reported to the Council at the earliest available date. Interested parties will be notified of the Council's decision as soon as possible after that time.

SUPPORTING INFORMATION

Details of the person(s) or company that is offering to purchase the freehold interest. Any company should include details of the full company name, registration number, registered address and contact details for the individual submitting the offer. For individuals, you should include details of your name, address and contact details:

The applicant must provide detailed information to confirm their funding arrangements not only for the acquisition, but also any refurbishment proposed;

Description of the proposals and where relevant any indicative drawing(s) (minimum scale 1:500);

Details of the overall timescale required to complete the transaction

NOTICE IS HEREBY GIVEN THAT:

These particulars are set out as a general outline only for the guidance of interested purchasers and do not constitute, or constitute part of, an offer or contract.

All descriptions, dimension, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers should not rely on them as statements or representatives of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

CONTRACTUAL OBLIGATIONS

The purchaser will be required to complete the purchase within 4 weeks of planning consent being granted. If the purchaser fails to meet the required timescale, the vendor reserves the right to withdraw from the transaction without any payment or reimbursement of any fees, costs or compensation to the purchaser.

The Council reserves the right to repurchase the site at the original sale price, or the current market value whichever is lower, if development has not commenced within 12 months of the completion of the sale.

The Council further reserves the right to repurchase the site if development has not completed within 36 months of the completion of the sale. If development has commenced the purchase price shall be the original price paid for the plot or the current open market value of the unfinished development, whichever is the lower

The Council reserves the right to impose a Clawback provision in the event that a subsequent planning consent enhances the value of the site, if deemed appropriate.

No person in the employment of the Vendors has any authority to make or give any representation or warranty whatever in relation to this property.

The Vendors are not bound to accept the highest or any offer. Offers based on phased payments will not be considered by the vendor. The vendor will also require evidence of proof of finance prior to any offer being accepted through the form of bank statements, finance agreement or a mortgage offer in principle.

MONEY LAUNDERING LEGISLATION

The Council will need to comply with the anti - money laundering legislation and will take all necessary steps to comply with the legislation.

CONTACTS FOR FURTHER INFORMATION

Asset Management (Sales/Marketing)

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Planning

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Spatial Policy

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Highways

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