

LAND FOR SALE

LAND ADJACENT TO THE ENGINEER ARMS

South Terrace, Seaham, SR7 7HN



Land adjacent to The Engineers Arms is available to the market for sale for Residential or Commercial use

The property has a site area of 0.03 hectares (0.06 acres) or thereabouts

OFFERS INVITED

CLOSING DATE MONDAY 14th AUGUST 2017





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Durham County Council offers for sale land adjacent to the Engineer Arms, Seaham amounting to 0.03 hectares (0.06 acres) or thereabouts.

LOCATION

The subject site is located on the corner of South Terrace and Green Street within Seaham Town Centre. Seaham is located approximately 15 miles east of Durham City Centre and 6 miles south of Sunderland City Centre.

DESCRIPTION

The subject site consists of a hard surfaced car park.

COVENANTS

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

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/tenants to confirm the extent of the services, their availability and suitability, with the relevant utility service providers.

ACCESS

Direct access to the site could be achieved by either South Terrace or Green Road.

PLANNING

Informal planning advice has stated in terms of uses residential or commercial would be acceptable in principle.

Consultations will be required with the strategic transport team to ensure no impact is made to the adjacent bus stop along South Terrace.

TENURE

Land will be sold as Freehold.

VAT

Any offers will be deemed exclusive of VAT

OFFER

Offers are invited on the attached offer form and must be submitted using the attached label which can be found at the end of this document and which should be affixed to the front of an envelope.

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.

CLOSING DATE

Offers must reach the Head of Legal and Democratic Services by 4.00 pm on Monday 14th August 2017.

Interested parties should note that sufficient time must be allowed for the return of offers to meet the closing date. Prospective parties should also note that the County Council is not bound to accept the highest or indeed any offer.



TIMESCALES

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

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 for the acquisition.

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.

LAND ADJACENT TO THE ENGINEER ARMS, SEAHAM



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)

Sam Elliot
Asset Management
County Hall
Durham
DH1 5UL
Telephone: 03000 267040/Email:sam.elliott@durham.gov.uk

Planning

Regeneration and Local Services
Planning Development (Central East)
County Hall, Durham
DH1 5UL
Telephone: 03000 262830/Email:planning@durham.gov.uk

Spatial Policy

Thomas Bennett
Spatial Policy
Regeneration and Economic Development
County Hall, Durham
DH1 5UQ
Telephone: 03000 261907

Highways

Highway Development Management, Transport,
Regeneration and Local Services
Durham County Council, County Hall
Durham
DH1 5UQ
Telephone: 03000 267110

Drainage

Brian Weatherall, Senior Area Drainage Engineer
Durham County Council
Green Lane Council Offices
Green Lane
Spennymoor
DL16 6JQ
Telephone:03000 264649/Email:brian.weatherall@durham.gov.uk

LAND ADJACENT TO THE ENGINEER ARMS, SOUTH TERRACE, SEAHAM, SR7 7HN

SUBJECT TO CONTRACT & COUNCIL APPROVAL

Head of Legal and Democratic Services

Durham County Council

County Hall

Durham

DH1 5UL

1. I hereby offer the sum of £ _____
Amount in words _____
_____ for the above property
The fees payable by the purchaser will be 3% (minimum of £1,000) based on the offer detailed above in addition to legal costs

2. In the event of my offer being accepted the solicitor appointed to act on my behalf will be

In the event of my offer being accepted I agree to submit (if considered necessary by Durham County Council) a planning application for change of use. This application will be submitted within 4 weeks of receipt of offer acceptance and failure to comply may result in withdrawal of the offer by Durham County Council.

3. Intentions for the site _____

4. Signed _____

Date _____

Full Name _____

Address _____

Email address _____

Daytime Tel No _____

Durham County Council is not bound to accept the highest or any offer received.

This offer must be returned to the Head of Legal and Democratic Services by no later than 4.00 pm on Monday 14th August 2017

ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL.

URGENT - OFFER FOR land adjacent to the Engineers Arms,
Salth Terrace, Seaham, SR7 7HN

HEAD OF LEGAL & DEMOCRATIC SERVICES
DURHAM COUNTY COUNCIL
COUNTY HALL
DURHAM
DH1 5UL

COMPLETED OFFER FORMS SHOULD REACH COUNTY HALL
NO LATER THAN 4p.m. ON Monday 14th August 2017

PLEASE
AFFIX
STAMP