

REDEVELOPMENT OPPORTUNITY FOR SALE

FORMER ANNFIELD PLAIN COMMUNITY CENTRE, FAIRVIEW TERRACE, ANNFIELD PLAIN, DH9 8PP



The site is available to the market suitable for
Residential Development subject to planning permission
The property has a site area of 0.409 hectares (1.01 acres) or thereabouts

OFFERS INVITED

CLOSING DATE MONDAY 18TH DECEMBER 2017





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Durham County Council offers for sale the former Annfield Plain Community Centre which consists of single story converted school building with an approximate NIA of 348.40 m² with surrounding garden land. The site area measures approximately 0.409 hectares or 1.01 acres or thereabouts suitable for residential redevelopment (subject to planning permission).

LOCATION

The site is located on the southern side of Annfield Plain along Fairview Terrace. Annfield Plain is a village between the towns of Stanley and Consett, approximately 11 miles to the north west of Durham City Centre. The area is predominantly residential with access to shops and local amenities and good transport links nearby to the surrounding areas such as Durham, Consett and Chester-Le-Street.

DESCRIPTION

The site comprises a single storey converted school building of brick construction beneath a pitched slate roof with single storey extension under a flat roof situated to the rear. To the rear of the property is a substantial tarmac area allowing vehicular parking. The property is bounded by a stone wall and landscaped open space.

Maintenance of the wall bounding the site will be the responsibility of the purchaser. A plan is attached showing the location of the wall annotated as A-B-C. (Please see Appendix 1)

The community centre has an approximate NIA of 348.40 m² (3,707 ft²).

DCC are aware of Japanese Knotweed on the north east corner of the site. Records of treatment applications can be made available on request.

Asbestos management plans for the existing property are also available on request. It will be the responsibility of the buyer to undertake their own relevant investigations for a full redevelopment/demolition survey.

COVENANTS

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

Prospective purchasers must make their own enquiries with the Highways Authority.

PLANNING

Informal planning guidance has advised the site is suitable for residential development subject to a formal planning application.

The building is a non-designated asset of some architectural and historic merit with potential options for conversion or demolition but with replication of the building materials. A planning brief is attached in the appendix.

It is advisable to contact the Councils Development and Management team for pre-application advice at an early stage to discuss any proposal.

MINES AND MINERALS

There are some registered mines and minerals and the purchaser should be aware that an option to acquire is under-negotiation between the seller and the Coal Authority.

TENURE

The land will be sold as freehold.

VAT

Any offers will be deemed exclusive of VAT

OFFER

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.

Offers are invited on the attached offer form and must be submitted using the attached label which should be affixed to the front of an envelope.

CLOSING DATE

Offers must reach the Head of Legal and Democratic Services by 4.00 pm on Monday 18th December 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.

VIEWING

Please contact Sam Elliot on telephone number (03000) 267040 regarding arrangements to view the property.

ENERGY PERFORMANCE CERTIFICATE

Please see attached document.

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.

FORMER ANNFIELD PLAIN COMMUNITY CENTRE



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

Planning

Planning Development (North Team)
Regeneration and Local Services
County Hall, Durham
DH1 5UL
Telephone: 03000 262830

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 267108

Drainage

Brian Weatherall, Senior Area Drainage Engineer
Durham County Council
Green Lane Council Offices
Green Lane
Spennymoor
DL16 6JQ
Telephone:03000 264649

Energy Performance Certificate

Non-Domestic Building



Anfield Plain & District Community Centre
Fairview Terrace
Stanley
DH9 8NR

Certificate Reference Number:
9810-3034-0638-0300-0021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 126

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	371
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	121.61
Primary energy use (kWh/m ² per year):	703.51

Benchmarks

Buildings similar to this one could have ratings as follows:

36

If newly built

104

If typical of the existing stock

**FORMER ANNFIELD PLAIN COMMUNITY CENTRE,
FAIRVIEW TERRACE, ANNFIELD PLAIN, DH9 8PP**

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 _____

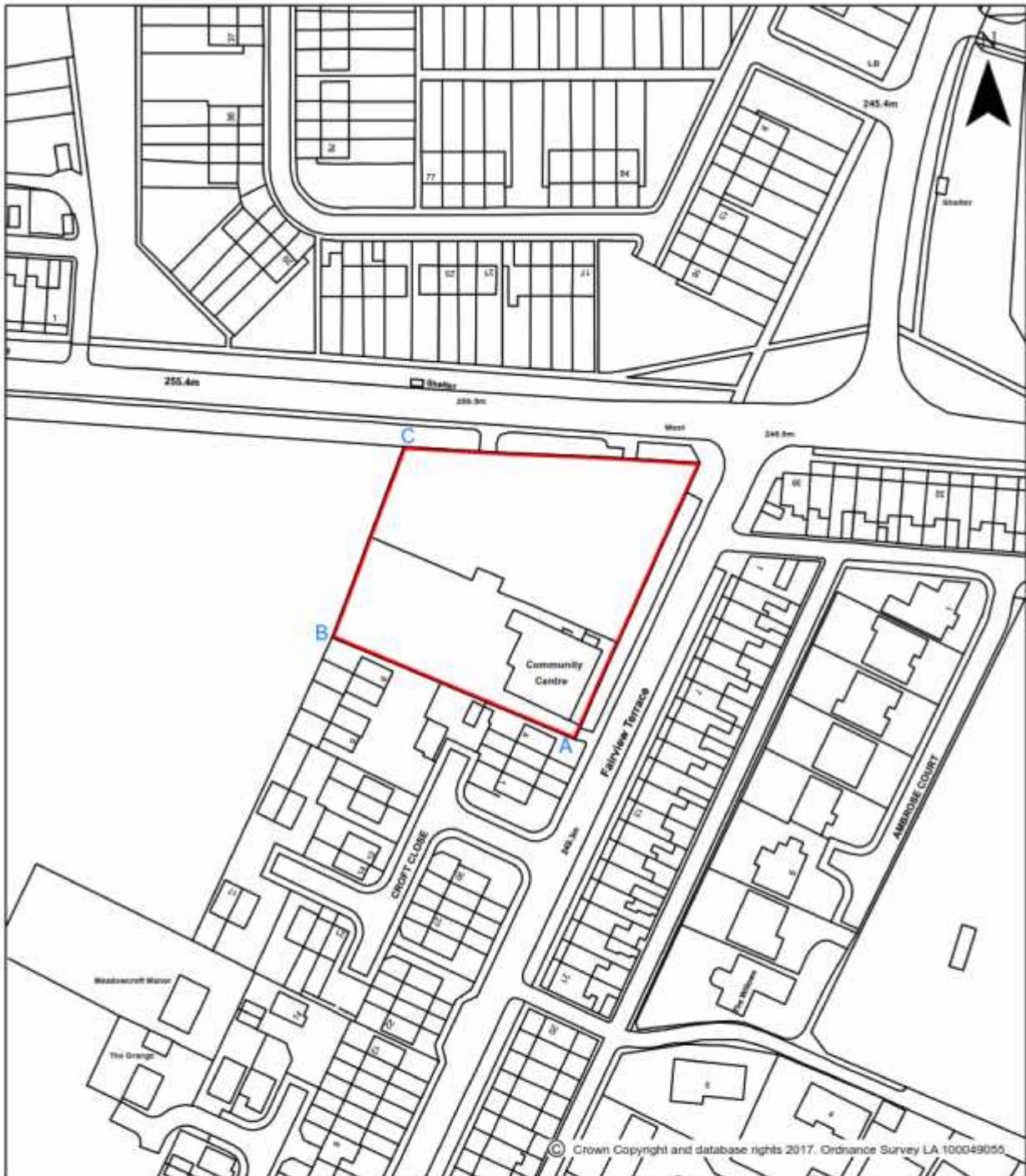
Email address _____

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 18th December 2017

APPENDIX 1



ANNFIELD PLAIN COMMUNITY CENTRE

Scale : 1:1,250

Total Area Coloured Red : 4089.978 m², 1.011 Acres or thereabouts.

Based Upon O.S Map : NZ1651. Date: 23/05/2017

UPRN NO : 0862S01. Plan Ref : ARC-17-177.



IAN THOMPSON
 REGENERATION AND LOCAL
 SERVICES,
 COUNTY HALL,
 DURHAM,
 DH1 5UJ.
 TEL 03000 260 000
 ASSET MANAGEMENT DIVISION.

Annfield Plain Community Centre
Fairview Terrace
Annfield Plain



Development Brief to accompany Sales Particulars

October 2016

Planning & Assets



Annfield Plain Community Centre

Fairview Terrace, Annfield

Development Brief to accompany Sales Particulars

The Site

An opportunity exists to redevelop the site of the Community Centre (the former South Pontop Infant School), at Fairview Terrace in Annfield Plain. The site covers 0.4 Ha and represents a good location within the settlement, some 800m from the centre of Annfield Plain and Annfield Plain Conservation Area at New Front Street and Station Road with good public transport access.

The site has open countryside to the west, although this land has planning approval for residential use, to the east and north there are existing traditional stone terraces and to the south more modern residential properties. The majority of the site is now open, there are street trees and hedgerows featuring on the east and north boundary. The site includes the Community Centre building which is considered a non-designated heritage asset so redevelopment should ideally seek to incorporate the building.

What are the development opportunities?

- ✓ A site located within easy reach of the town centre and with good public transport links.
- ✓ Suitable for residential, specialist residential or community use.
- ✓ With some existing mature landscaping to allow a well-designed scheme to compliment the area

Appropriate land uses and policy context:

Current Planning Policy context: For planning purposes the future use of the site is guided by the policies contained in the Derwentside District Local Plan – which can be viewed at <http://www.durham.gov.uk/article/3268/Derwentside-Local-Plan> The site is not allocated or protected for a particular use so this leaves some scope in terms of land-use.

Local Plan Policy GDP1 (General Development Principles) requires a high standard of design which is in keeping with the character and appearance of the area. It also seeks energy efficiency and the protection of historic features – see Appendix 2.

Policy HO5 (Development on small sites - 0.4 Ha or less) permits housing development if appropriate to the existing pattern of development.

Policy EN11 considers trees and development – see Appendix 2.

Policy HO22 considers recreational open space within housing developments, requiring either on site provision or a contribution in lieu if provision cannot be made on site. In view of the size of the site an off-site contribution would be considered most appropriate. Officers in the Council's Development Management Team (North) will be able to advise on this matter.

National Policy context: The National Planning Policy Framework (NPPF) provides the policy context at the national level. One of the core planning principles that the site complies with is the NPPF's encouragement of reusing previously developed land.



Land Use: In relation to appropriate land uses, the NPPF (at para. 123) seeks to avoid uses that could give rise to significant adverse impacts on health or quality of life to surrounding areas as a result of new development. With residential development potentially directly to the west and already to the south, this does limit the type of uses that would be appropriate, with housing, specialist housing or certain community uses (that do not cause amenity issues to adjacent residents) the most appropriate.

In relation to residential use, NPPF seeks a wide choice of quality homes meeting the needs of the current and future population. In this context the Council's Strategic Housing Market Assessment (SHMA) identifies an affordable housing issue, which the Council equates to a requirement of 10%. As such, the Council would wish to discuss affordable provision on site, subject to viability, and the nature of any housing scheme.

As an alternative to market housing, the site would also be suitable for other more specialist residential uses such as a care home, sheltered housing or over 55s housing. Such uses would help to address the changing population profile within the County, with an ageing population requiring specialist housing in the future.

Heritage opportunity

The existing building - The former Community Building retains its historic appearance and detailing, it is of some architectural value with its imposing frontage, strong rhythm of gables and broken up steep slate roofs. The red brick elevations and stone banding on the central taller gable provide an attractive frontage when combined with the pleasing fenestration of vertical window openings, stone sills and heads.

The building's origins as a village school are still legible and is of historic and social interest. It was originally South Pontop Infant School; it first appeared on the Ordnance Survey Map in 1923 with a prominent frontage onto Pontop Terrace. Before this time the site was part of South Pontop Colliery a large and busy site that resulted in the building of long rows of Victorian Stone Terraces (1898) such as Pontop and Fairview Terrace opposite to house the miners working in the pit. The school appeared approximately 20 years later to cater for growing populations that worked in the pit and Pontop Coke Ovens nearby.

Although the building to the rear is fairly utilitarian in style, with its more straightforward roofscape and plain elevations, the central gable extends out above the roofline and is visible from West Road. The building as a whole is considered a non-designated heritage asset, ideally worthy of retention.

The Grounds - To the rear of the school building, it would appear that some of the former small out buildings have been demolished, however the hard surfaced enclosed playground with its rear brick wall is retained. To the north of this area there is quite a large open flat garden site which was the location of a number of poly tunnels,

in recent years these have been removed leaving an empty site. The corner field site adjacent the road junction is flat enclosed site .Hedgerow vegetation follows the boundary along West Road and provides screening. To the front of the former School frontage is a row of sycamores that follows the grass verge and provides an attractive avenue along Fairview Terrace.

Highway and access matters

The current vehicular access to the site is onto Fairview Terrace. That is single track to the side of the former community centre building.

If a scheme incorporating the existing building is proposed a further access would be required to allow two lane access into the site. This is best located to the north, accessing off West Road.

Site Development Options

Option 1

Retention of the former school building: The building is a non- designated asset of some architectural and historic merit. The building could lend itself to conversion into residential units, either apartments or terrace accommodation.

The garden site and area to the north could be developed accordingly to the general guidance set out at Appendix 2 below.

Option 2

Retain the frontage of the building: while demolishing the rear though some justification would be required (see Option 3 below). The frontage façade could retain the attractive elevation in any scheme. This would free up the site to the rear for development as well as the land at the side.

Option 3

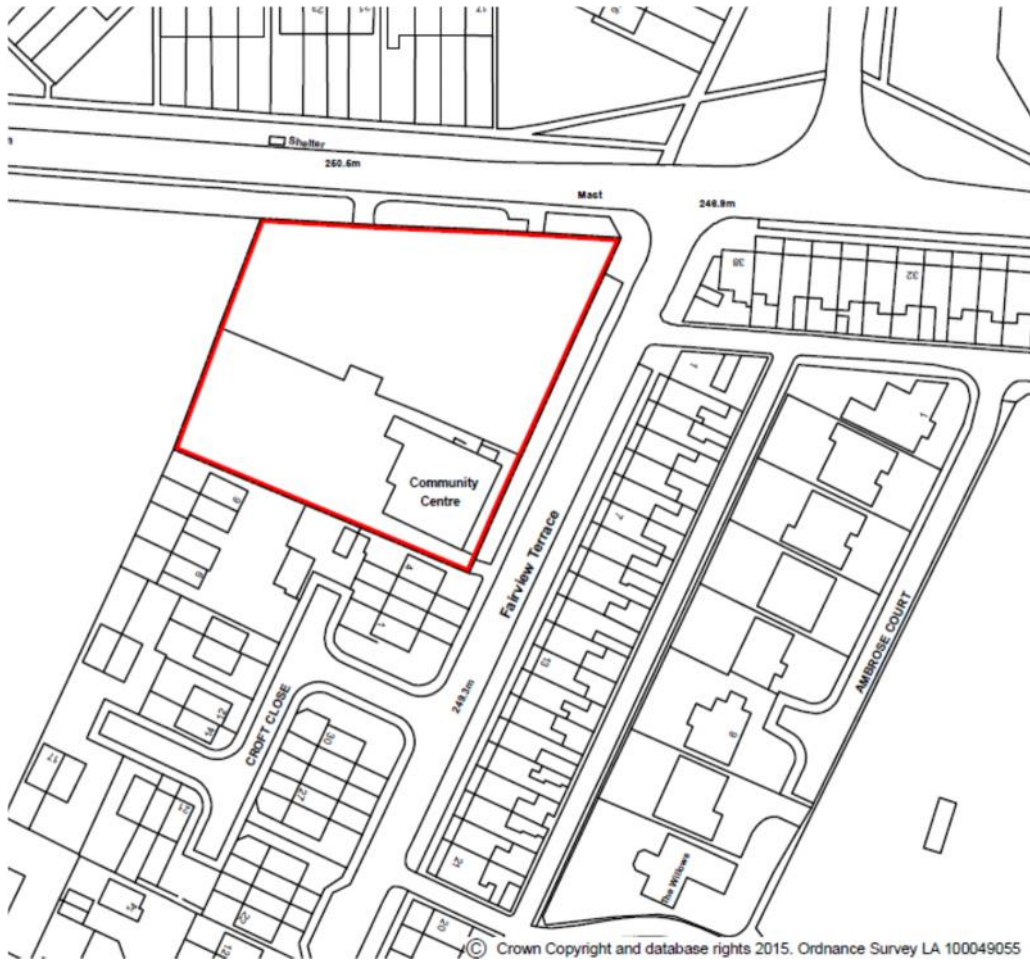
Demolish the existing building: but replicate in some form the existing character, i.e. the use of strong gables or reusing materials, the natural slates, stone sills and heads, red brick etc. However a justification is required - this would need to show how:

- ✓ The nature of the heritage asset prevents all reasonable uses of the site, and
- ✓ Evidence that no viable use of the heritage asset itself can be found in the medium term, and
- ✓ Conservation by grant funding or some form of charitable or public ownership is not possible, and the harm or loss is outweighed by the benefit of bringing the site back into use.

Appendix 1

Annfield Plain Community Centre

Site Plan (not to scale):



Key: Site area verged red – covers 4,090 sqm (0.409Ha /1.0.acres)

Appendix 2

General and Design Guidance on future development

1. Any scheme should include perimeter block development within the site with strong frontages along West Road and Pontop/Fairview Terrace and building lines to follow existing frontages if possible.
2. The garden site adjacent the junction could provide an attractive landmark /corner building.
3. The street trees in the verge and along the eastern boundary at present provide an attractive avenue along Pontop/Fairview Terrace and should be retained. The hedgerow and tree planting along West Road should be retained if possible to soften the frontage, bearing in mind comments above regarding vehicular access.
4. A good hierarchy of roads should be provided within the site, the access road could serve smaller cul de sacs and courtyards. Hard surfacing and car parking should not dominate.
5. A scheme should create character areas within the site - this could be achieved by grouping similar house types, materials and distinctive features.
6. Reference should be paid if possible to some of the distinctive features of the attractive school building and stone terraces opposite, i.e. steep slate roofs, chimneys, strong gables, vertical fenestration, and sash style windows.
7. Reference should be paid if possible to some of the distinctive materials: red brick, slate roofs, coursed stone frontages, stone heads/lintels etc.
8. A good quality landscape scheme is required, including details of existing trees/hedges to be retained, planting proposals and open space.
9. Details of enclosures are required - walls, railings and fences, ideally designed to screen parked cars. The existing brick wall along the southern boundary should be retained.
10. Details of hard surfacing for roads, footpaths and driveways are required, sustainable drainage should be considered. Details of any street furniture is required, i.e. bollards, cycle racks, etc.
11. Bat Surveys have been carried out in 2016 and no bats shown. The building may need to be surveyed again if no development has occurred by 2018.

ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL

URGENT - OFFER FOR Former Anyfield Plain Community Centre
Fairview Terrace, DH9 8PP

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 18th December 2017

PLEASE
AFFIX
STAMP