

# OPPORTUNITY TO REFURBISH THE GRADE 2 LISTED BUILDING AND DEVELOP THE SITE OF THE FORMER KING JAMES SCHOOL BUILDING, SOUTH CHURCH ROAD



The opportunity to refurbish the Grade 2 listed former school building and land to rear on South Church Road, Bishop Auckland is available to the market for multiple redevelopment opportunities. It is a single site including a substantial stone built building and extended surrounding land.

The site itself is 1.942 Acres in size and the building has a combined internal area of 939.91m<sup>2</sup>

Durham County Council are selling on behalf of a charitable trust.

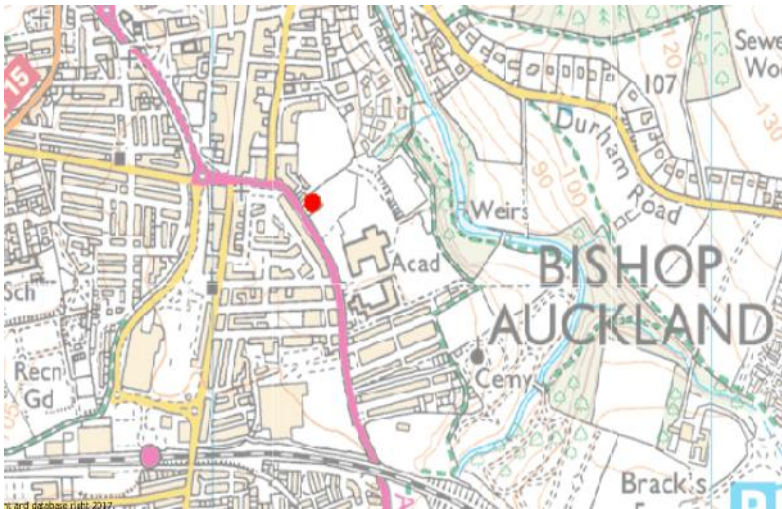
**OFFERS INVITED**

**CLOSING DATE MONDAY 17<sup>TH</sup> JUNE 2019**

## SITE AT SOUTH CHURCH ROAD, BISHOP AUCKLAND DL14 7JU



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Durham County Council offers for sale the opportunity to refurbish the former school building and develop the site to the rear, on South Church Road with a total site area of 0.7857 hectares (1.942 acres) or thereabouts and a net internal area of approximately 939.91m<sup>2</sup>.

### LOCATION

The land and buildings occupy a prominent location fronting South Church Road on the edge of the centre of Bishop Auckland. Bishop Auckland is a market town in County Durham, located approximately 12 miles north west of Darlington and 12 miles south west of Durham. It has a population of roughly 24,000.

The property is situated to the north west of the adjacent King James 1 Academy and next to Bishop Auckland Cricket Club. There is a terrace of residential dwellings directly opposite the property with Bishop Auckland town centre and the main shopping area approximately 200m to the west.

### DESCRIPTION

The building is Grade 2 listed and provides an exciting opportunity to refurbish the premises following fire damage in 2007.

The building is a prominent structure on one of the major routes and has a special historical and architectural interest. A statement of significance is available on request.

### SERVICES

We understand all mains services are available on or adjacent to the site. It is the responsibility of the purchaser to determine the exact position of existing services and arrange for any modifications or connections of these to the development in consultation with the relevant service providers.

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### ACCESS

The site is adjacent to both King James 1 Academy and Bishop Auckland Cricket Club with good vehicular and pedestrian access from South Church Road. Access into the building is not possible due to the health and safety risk following the fire damage in 2007.

### 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

The building is a designated heritage asset, close to the town centre, that may be suitable for use for a range of purposes. The local planning authority considers that in principle the following opportunities may be appropriate subject to normal development management considerations having regard in particular to the design and heritage conservation sensitivity of the site.

- ) Office (B1)
- ) Education/Training Centre
- ) Restaurant/Public House
- ) Hotel
- ) Leisure Facility
- ) Residential

The above list is not exclusive and other less apparent uses may also prove to be acceptable and possibly offer innovative and bespoke solutions.

Bidders are advised to seek advice from the South West Planning Development Management Team using the Council's pre application advice protocol as appropriate. <http://www.durham.gov.uk/media/3739/Pre-application-advice/pdf/PreApplicationAdviceProtocol.pdf>

### ECOLOGY

It is likely that bats are present in the building. A bat survey has been undertaken by the Council.

### TENURE

Land will be sold as freehold.

### VAT

It is the Council's intention to opt to tax this disposal.

### CLOSING DATE

Completed Offer Forms must be returned via the NEPO Portal system no later than 4.00 pm on Monday 17<sup>th</sup> June 2019.

### VIEWINGS

Please contact Claire Hanson on telephone number (03000) 267034 regarding arrangements to view the external shell of the property.

## SUBMITTING YOUR BID

Completed Offer Forms must be returned via the NEPO Portal system no later than the date and time stipulated on the sales particulars. See Appendix 1.

Submissions (including any part thereof) received after the stated deadline will not be accepted. It is entirely the responsibility of the bidding organisation to ensure that it submits its response in line with the stated deadline date and time.

In the event that a bidding organisation believes that it is unable to submit a bid through the NEPO Portal and requires technical assistance or further information to do so, bidders must contact the NEPO Portal administrators using the helpline contact details given on the Portal website ([www.nepo.org](http://www.nepo.org)), ensuring there is adequate time for the administrators to support the bidding organisation to upload their submission by the stated deadline. In such cases, if a bidding organisation's response is received after the stated deadline the submission will be classed as late and will not be accepted.

In the event that a bidding organisation is unable to submit a bid through the NEPO Portal system as a result of a problem with the NEPO Portal system, bidders must contact the NEPO Portal administrators to report the issue immediately and prior to the submission deadline. The Council may, at its sole discretion, then take this into consideration if a submission is received after the stated deadline.

It is the bidder's responsibility to ensure that the bid has been completed accurately. All of the information presented will be taken at face value and the Council reserves the right to request further clarification.

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 Department Management team 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.

## 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.

The purchaser will also be responsible for the vendor's legal costs incurred in the preparation and completion of the sale together with surveyor's costs at 1% of the sale price plus any VAT thereon.

## 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.

## **SITE AT SOUTH CHURCH ROAD, BISHOP AUCKLAND DL14 7JU**

### **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 exchange contracts within 12 weeks of the draft contract being provided to the purchaser's solicitor.

The purchaser will be required to complete the purchase within 6 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)**

Claire Hanson  
Acquisition and Disposal Team  
Asset Management  
Durham County Council  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000 267034

#### **Planning**

John Byers  
Planning Development (South West)  
Durham County Council  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000 261053

#### **Highways**

Highway Development Management, Transport,  
Regeneration and Local Services  
Durham County Council,  
County Hall  
Durham, DH1 5UL  
Telephone: 03000 267109

#### **Drainage**

Brian Weatherall, Senior Area Drainage Engineer  
Durham County Council  
Durham County Council,  
County Hall  
Durham, DH1 5UL  
Telephone: 03000 264649

## NEPO Portal Global Registration

To become a registered supplier and view forthcoming tender opportunities for NEPO and all Member Authorities you must register on our e-tendering system, an explanation of how to do this is shown below. You should be aware that by registering your details on the system, you will be added to a national database which will enable you to review opportunities from across the country. You can tailor your account to specify which UK region you can supply and this will drive your automatic notifications – a list of organisations using the same e-tendering system as NEPO is available to view here <https://procontract.due-north.com/Opportunities/Index>):

1. Go to our web site located at [www.nepo.org](http://www.nepo.org)
2. Click on the “NEPO Portal Login” link in the top right hand corner of the page and click on “Supplier Login”.
3. This will take you to the ProContract Homepage, click on the “Register” button and then click on the “continue” button and make your way through the registration wizard. After you have submitted your registration your username and password will be emailed to you. Further setup information is required such as selecting your categories and regions of interest. Login with your details and complete the account setup.

*Please note: For system security purposes, you will no longer be able to use old versions of internet browsers\*. You will need to make updates if you have: Internet Explorer (pre v9) / Chrome (pre v32) / Firefox (pre v30) / Safari (pre v6.26) / Opera (pre v22). \*If you're not sure what browser you're using, then visit [www.whatbrowser.org](http://www.whatbrowser.org). For more information about updating your browser, visit [www.gov.uk/help/browsers](http://www.gov.uk/help/browsers)*

### **PLEASE KEEP YOUR USER NAME AND PASSWORD CONFIDENTIAL. WE RECOMMEND THAT YOU DO NOT TICK THE SAVE PASSWORD OPTION IN THE DIALOGUE BOX**

This registration has now added you a national database of suppliers, it does not mean you will be automatically approved to be invited to tender for NEPO, its Member Authorities or any other user of the e-tendering system.

You now have the facility to login to the system and view any forthcoming contracts and register your interest against them. An explanation of how to do this is given below:

1. Go to our web site located at [www.nepo.org](http://www.nepo.org)
2. Click on the Supplier Login link in the left-hand side of the screen and enter your username/password. To register interest against a contract, click on the “Find Opportunities” link.
3. You can search for contract opportunities using ‘Narrow Your Results’ to the left of the page (e.g. choose a category, enter a contract reference number or a contract name within the ‘keywords’ field). **Remember to click on the ‘Update’ button at the bottom of the search to apply any filters.**
4. Once you have located a contract you are interested in click on the contract title and click on the “Register interest in this opportunity” button. **Please Note: The “Register Interest” button will only be visible during the specified Expression of Interest window and once you have registered your interest the button will be greyed out.**
5. Your contract registration will be confirmed by email.
6. Once you have registered, you will either receive an email immediately inviting you to take part in the procurement exercise (with a link directly to the Project) or this will be issued once your interest has been approved. You can also access the Project by logging in as above, and using the activities area to find the specific Project and selecting the relevant Authority from the dropdown box. This will show any interest you have registered and all available Projects you’ve been invited to take part in.

For non-time critical issues <http://proactis.kayako.com> or email [procontractsuppliers@proactis.com](mailto:procontractsuppliers@proactis.com)  
Critical support issues i.e. document submission near tender deadline call 0330 005 0352

You can also review system help which is available at: <https://supplierhelp.due-north.com>