

**FOR SALE OR TO LET**  
**STANLEY FORMER LIBRARY**  
HIGH STREET, STANLEY, CO DURHAM DH9 0DQ

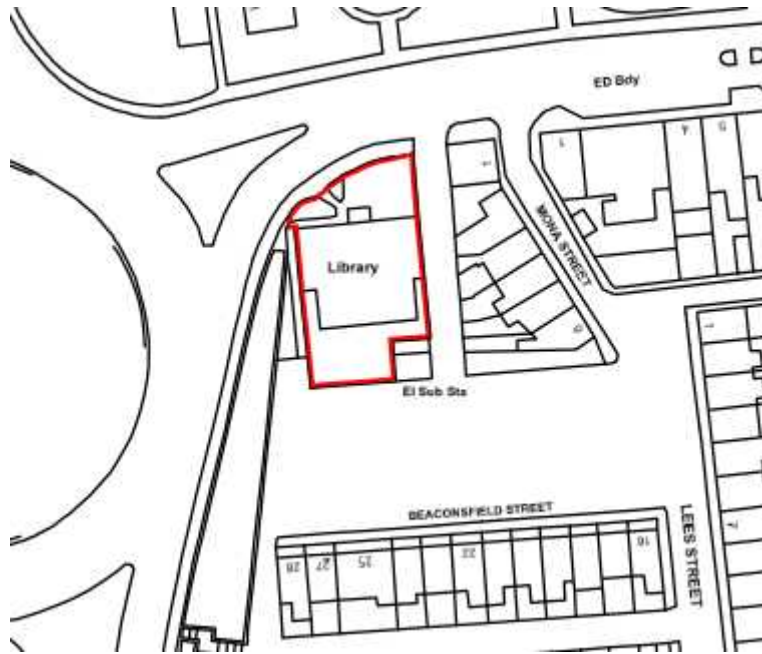


Stanley Former Library is available to the market for sale or to let for  
Class D1 (Non residential Institutions), A1, A2, A3 or B1 uses  
The property has a site area of 0.06 hectares (0.152 acres) or thereabouts

**OFFERS INVITED**

**CLOSING DATE - Monday 18<sup>th</sup> February 2019**





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Durham County Council offers for sale or to let by sealed offer Stanley Former Library amounting to 0.06 hectares (0.152 acres) or thereabouts of land.

The Property's Net Internal Area is 279.21m<sup>2</sup> (3,006 sq ft)

The Property's Gross Internal Area is 293.17m<sup>2</sup> (3,151sq ft).

## LOCATION

The property is situated to the East of High Street, located adjacent to the main roundabout that provides access to Stanley Front Street. Stanley is approximately 10 miles south west of the city of Newcastle and 10 miles north of the city of Durham. The towns of Consett and Chester le Street are within a 6 mile radius. Stanley is also bounded by a number of villages such as Tanfield and Annfield Plain.

The A1(M) and A167 roads are both easily accessible via the A693 from the town centre. There is a modern bus terminal providing regular services to all parts of the region and a rail station providing access to the east coast mainline located in the nearby town of Chester-le-Street.

The town provides a wide variety of shops, pubs, schools, supermarkets and a modern leisure centre.

## DESCRIPTION

The property internally comprises a library building, with open plan library room, administrative office space and staff facilities including toilets. The building is fully compliant with the Equalities Act with an accessibility ramp at the front entrance, lift inside the building and at the rear is a compound with a disabled car parking space which is accessed from the rear of the site over a Council owned car park.

The property is in need of refurbishment/renewal in parts, i.e. windows and doors and has electric underfloor and storage heaters throughout which may require updating.

## COVENANTS

The site will be sold/let subject to all and any existing covenants, easements, restrictions, wayleaves, rights of way, etc. affecting the land. The purchaser/tenant 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

Vehicle access to the western boundary into the site leads into an enclosed yard and disabled parking space, this access road is unadopted in part not in Durham County Council's ownership. The unmade road situated running parallel the eastern boundary is not in Durham County Council's ownership and is not adopted.

We have assumed vehicle access could be taken from the rear of the site, although due to the ownership issues identified above it may be that existing access is inadequate to allow for future development of the site. It would be prudent to undertake further investigations with the Highway Department

## PLANNING

The subject property falls within Class D1 (Non-residential Institutions) of the Use Classes Order, however we consider the site would be suitable for a variety of commercial uses. It should be noted however, the site provides only 1 no. disabled parking space within the curtilage.

The adjacent car park is owned by Durham County Council providing marked bays for 3 disabled spaces and circa 34 no. parking spaces. The use of the subject site is therefore restricted due to the lack of onsite parking facilities although the property could be used for community-based uses with parking available elsewhere in the town. We would advise consultation with the Planning Department prior to submission of offers should a change of use be required.

## TENURE

Land will be sold as Freehold.

## TENANCY DETAILS

Occupation is to be given on the following terms:

- ) 5 year term
- ) Full repairing and insuring lease
- ) Rent to be reviewed on an upward only basis to market rent at the end of the third year
- ) Assignment will be allowed subject to landlord's consent

## VAT

Any offers will be deemed exclusive of VAT

## CLOSING DATE

Offers must reach the Head of Legal and Democratic Services by **4.00 pm on Monday 18<sup>th</sup> February 2019**

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 Karen Mitchell & Adam Horner on telephone number (03000) 267022 or Adam Horner on 03000 267053 regarding arrangements to view the property.

## ENERGY PERFORMANCE CERTIFICATE

Please see attached document

## 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.

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

## COSTS

### Sale

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.

### Lease

The Lessee will be responsible for the Council's Surveyor Fee based on 10% of the agreed rent (to a minimum of £300). In addition the Lessee 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

### For a Freehold Purchase:-

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

### For a Leasehold Purchase:-

In order for the Council to be assured of the viability of the business taking on the lease, the tenant will submit a business plan to include the following:

- ) 3 years of annual accounts
- ) 3 year Business Plan including:
  - i) Profit and loss forecast
  - ii) Cash flow forecast
  - iii) Balance sheet forecast
- ) Contact details for 2 trade and 1 personal reference to be obtained



## **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/lessee will be required to exchange contracts/complete the proposed lease within 6 weeks of the draft contract/lease being provided to the successful applicant's solicitor.

The purchaser/lessee will be required to complete the purchase within 4 weeks of planning consent being granted. If the purchaser/lessee fails to meet the required timescale, the Council 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 - IDENTIFICATION OF PURCHASER**

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

Applicants will be subject to police and credit checks as part of the council's review of offers. All parties will need to provide proof of funds and proof of ID.

## **CONTACTS FOR FURTHER INFORMATION**

### **Asset Management (Sales/Marketing)**

Karen Mitchell  
Adam Horner  
Estate Management  
Asset Management  
Durham County Council  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000  
267022/03000 267053

### **Planning**

Regeneration and Economic Development  
Planning Development (North)  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000 262 830

### **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 Economic Development  
Durham County Council, County Hall  
Durham, DH1 5UQ  
Telephone: 03000 267109

# Energy Performance Certificate

Non-Domestic Building



Durham County Council  
Stanley Library, High Street  
STANLEY  
DH9 0DQ

Certificate Reference Number:  
9711-3078-0068-0700-3721

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 102 This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	284
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	103.25

## Benchmarks

Buildings similar to this one could have ratings as follows:

31	▶ If newly built
90	▶ If typical of the existing stock

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**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 18<sup>th</sup> February 2019**



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DH1 5UL

1. I hereby offer the sum of £ \_\_\_\_\_  
Amount in words \_\_\_\_\_  
\_\_\_\_\_ for the above property

2. In the event of my offer being accepted the solicitor appointed to act on my behalf will be \_\_\_\_\_  
\_\_\_\_\_  
Intentions for the unit \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Signed \_\_\_\_\_

Date \_\_\_\_\_

Full Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email address \_\_\_\_\_

Daytime Tel No \_\_\_\_\_

As requested I hereby attach a business plan for your information.

4. Trade Reference 1 \_\_\_\_\_  
\_\_\_\_\_  
Trade Reference 2 \_\_\_\_\_  
\_\_\_\_\_  
Personal Reference \_\_\_\_\_  
\_\_\_\_\_

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than 4.00 pm on Monday 18<sup>th</sup> February 2019**

## 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>