

LAND FOR SALE

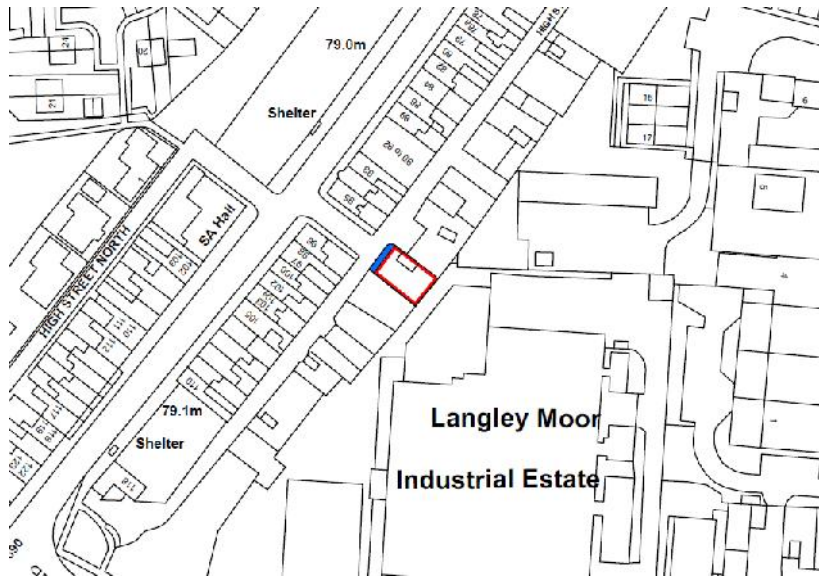
LAND AT HIGH STREET SOUTH BACK LANGLEY MOOR, DH7 8EX



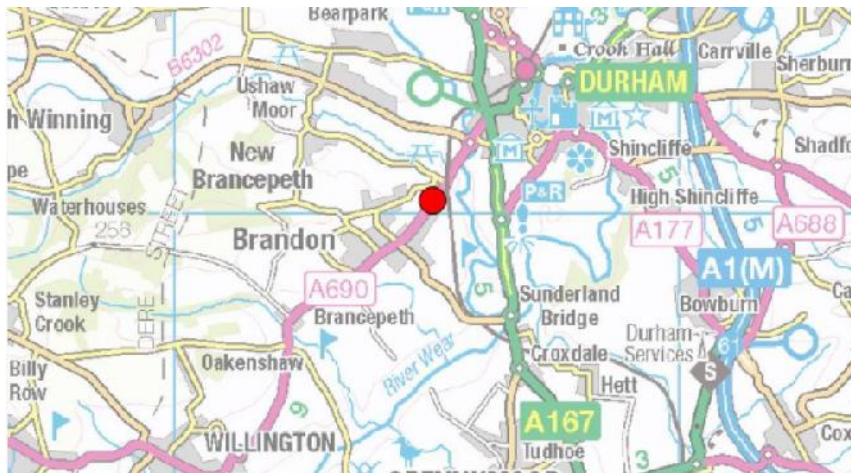
Land at High Street South Back is available to the market for sale for domestic garden land, and parking or allotment use subject to any necessary planning approval
The property has a site area of 172.56 square metres (0.043 acres) or thereabouts

OFFERS IN THE REGION OF £15,000

NO CLOSING DATE



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Durham County Council offers for sale land at High Street South Back, Langley Moor amounting to 172.56 square metres (0.043 acres) or thereabouts.

LOCATION

The land is situated to the rear of High Street South in Langley Moor. Langley Moor is a mining village between Brandon and Meadowfield and is within only a few minutes' drive of the A(167) Highway which provides good road links to both North and South.

DESCRIPTION

Garden/Parking land to the rear of High Street South, Langley Moor. The site is generally level and grassed.

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

An easement will be granted over the service strip highlighted blue on the plan. This will provide access to the plot from the public highway.

PLANNING

Durham County Council's Planning officers have indicated that the parcel of land would be suitable for garage/garden/hard standing or allotment use, all for domestic purposes only.

TENURE

Land will be sold as Freehold.

VAT

Any offers will be deemed exclusive of VAT

OFFERS

No Closing Date. Offers are invited for the site.

Please contact Paul Harvey on (03000) 267017 or email paul.harvey@durham.gov.uk.

TIMESCALES

Durham County Council expect a formal pre-application to be submitted **no later than 4 weeks** after notification that an offer is accepted should this be deemed necessary.

COSTS

The purchaser will be responsible for the Council's Surveyor Fee based on 3% of the accepted offer price (to a minimum of £450) 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 successful applicant will be required to provide photographic ID.

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 AT HIGH STREET SOUTH BACK, LANGLEY MOOR



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 reply 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 which will include ID verification via passport / drivers license.

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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Drainage

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