

**PROPERTY FOR SALE**  
**FORMER SPENNYMOOR DAY CENTRE**  
**BARNFIELD ROAD, SPENNYMOOR, CO DURHAM, DL16 6EA**



Spennymoor Day Centre is available to the market suitable for  
Use Class D1 (None Residential Institutions)

The property has a site area of 0.49 Ha (1.22 acres) or thereabouts  
and a GIA of 1252m<sup>2</sup> (INTERNAL INSPECTIONS NOT AVAILABLE)

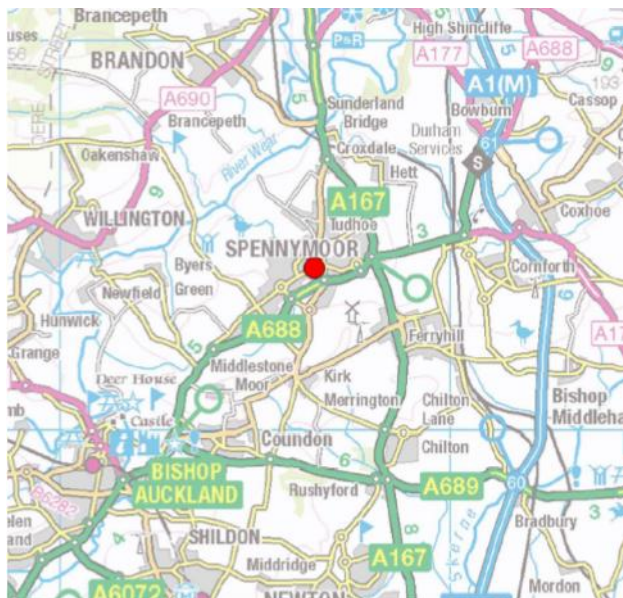
**OFFERS INVITED**

**CLOSING DATE MONDAY 13<sup>TH</sup> MAY 2019**

# FORMER SPENNYMOOR DAY CENTRE



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Durham County Council offers for sale the former Spennymoor Day Centre which incorporates a purpose built community centre amounting to approximately 1252 m<sup>2</sup> GIA of accommodation. The site area measures approximately 0.49 hectares or 1.22 acres or thereabouts.

## LOCATION

The property is located on Barnfield Road, Spennymoor lying approximately 6 miles South of Durham via the A167 with good transport links giving access to the A1M via the A688. The site is also close to the public transport route and all other local amenities including local schools.

## DESCRIPTION

The subject property constructed circa 1976 is situated on a relatively flat site and comprises a purpose built day centre of single storey brick construction with part flat and part low pitched roof.

Historic mapping shows that gasometers were present on site prior to the day centre being built. Therefore, any proposed use would need to take account of contamination associated with this historic use. Further details can be provided on request but applicants will be responsible for carrying out their own due diligence/surveys for their proposed development.

Recent surveys have also shown the land below the building to be severely contaminated.

An Asbestos management plan might also be available on request.

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

## FORMER SPENNYMOOR DAY CENTRE



### ACCESS

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

### 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 Council's Development and Management team have indicated that it is suitable for commercial or residential redevelopment. However due to the issues around site contamination the property is considered most appropriate for D1 use. Alternative uses may be considered.

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

### TENURE

Land will be sold as Freehold.

### VAT

Any offers will be deemed exclusive of VAT

### CLOSING DATE

Completed Offer Forms must be returned via the NEPO Portal system no later than 4.00 pm on Monday 13<sup>th</sup> May 2019.

### VIEWING

Please note that there will be no internal viewings of the property due to its current state. There is asbestos in the ceilings and debris on the floor which make the property unfit for inspection.

Please contact Pani Herodotou on telephone number (03000) 267047 if you wish to receive internal pictures of the property.

### EPC

Please see attached document

## FORMER SPENNYMOOR DAY CENTRE



### 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

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## TIMESCALES

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

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;

Details of the overall timescale required to complete the transaction

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## 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 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)

Panayiotis Herodotou  
Asset Management  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000 267047

### Planning

Steven Pilkington, Senior Planning Officer  
Development Management Team  
Green Lane Council Offices, Green Lane  
Spennymoor  
DL16 6JQ  
Telephone: 03000 263964

### Spatial Policy

Thomas Bennett  
Spatial Policy  
Regeneration and Local Services  
County Hall  
Durham  
DH1 5UQ  
Telephone: 03000 261907

### Highways

Alan Glenwright, Principal Engineer  
Highway Development Management, Transport  
County Hall  
Durham  
DH1 5UL  
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

# Energy Performance Certificate

Non-Domestic Building

HM Government

Spenny Moor Day Centre  
Barnfield Road  
SPENNYMOOR  
DL16 6EA

Certificate Reference Number:  
9238-3064-0970-0600-9095

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

A+

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

114

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1285  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 85.18

## Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## 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>