

PROPERTY FOR SALE
FORMER CASTLESIDE YOUTH CLUB
CO DURHAM, DH8 9QT



Former Castleside Youth Club is available to the market for sale for
Residential, Light Industrial and Office use
The Gross Internal Area of the property is 399m²
with a site area of 0.12 Hectares (0.29 acres)

OFFERS INVITED

CLOSING DATE MONDAY 3RD JULY 2017





Durham County Council. LA 100049055. 2012



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Durham County Council offers for sale the former Castleside Youth Club with a GIA of approximately 399 m² and site area of 0.12 Hectares (0.29) Acres or thereabouts.

LOCATION

The subject property is located on Rowley Bank in the village of Castleside. It is situated a short distance to the south-west of Consett and lies on the A68 which provides good transport links into Durham via the A691. The City of Durham lies approximately 15 miles to the south east and Newcastle approximately 17 miles to the north east via the A692.

DESCRIPTION

The property is a late 19th century stone built single storey former school with an external yard area. It is situated within a predominantly residential area.

Internally there are four vaulted rooms and ancillary accommodation, including toilet facilities.

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

The access into the property is directly from the A68 which is the adopted highway.

PLANNING

The Local Planning Authority has indicated that the site would lend itself to a variety of alternative uses including residential, light industrial and offices. The building is considered to be a non-designated heritage asset with architectural merit and any proposal should look to retain the property. It is advisable to contact the Councils Development and Management team and Design and Conservation team at an early stage to discuss any proposal.

TENURE

The property will be sold freehold with vacant possession.

VAT

Any offers will be deemed exclusive of VAT

OFFER

Offers are invited on the attached offer form and must be submitted using the attached label which can be found at the end of this document and which should be affixed to the front of an envelope.

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.

CLOSING DATE

Offers must reach the Head of Legal and Democratic Services by 4.00 pm on Monday 3rd July 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 Andrew Savage on telephone number (03000) 267047 regarding arrangements to view the property.

ENERGY PERFORMANCE CERTIFICATE

Please refer to the attached to the 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 CASTLESIDE YOUTH CLUB



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)

Andrew Savage
Asset Management
County Hall
Durham
DH1 5UL
Telephone: 03000 267047

Planning

Graham Blakey
Regeneration and Local Services
Planning Development (North)
County Hall, Durham
DH1 5UL
Telephone: 03000 264865

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 267109

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



Castleside Youth Centre
Rowley Bank
CONSETT
DH8 9QT

Certificate Reference Number:
0390-0635-8909-4998-4002

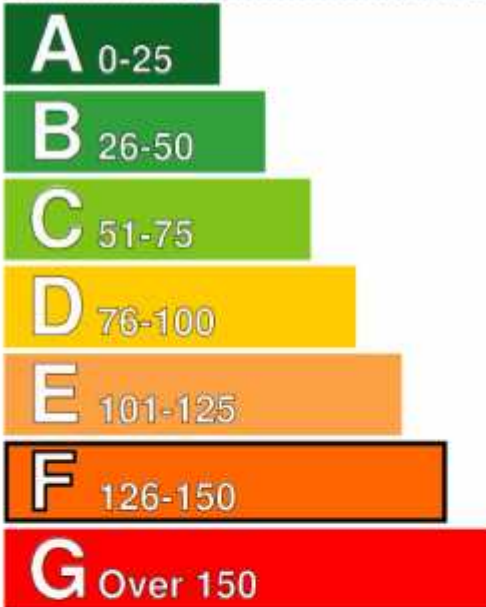
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **143** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	322
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	123.02

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

90 If typical of the existing stock

FORMER CASTLESIDE YOUTH CLUB, CASTLESIDE DH8 9QT

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 3rd July 2017

ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL

URGENT - OFFER FOR Former Castleside Youth Club,
Castleside, DH8 9QT

PLEASE
AFFIX
STAMP

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 3rd July 2017