

Development Opportunity

FOR SALE

Former Bluebell Meadows Infant
School, Trimdon TS29 6EY



Former Infant School Site available to the market for a range of potential uses (subject to planning).

Site extends approximately 2.03 acres (0.82 hectares).

Offers Invited

**Closing Date 4.00pm
Monday 23 October 2023**



Former Bluebell Meadows Infant School, Trimdon TS29 6EY

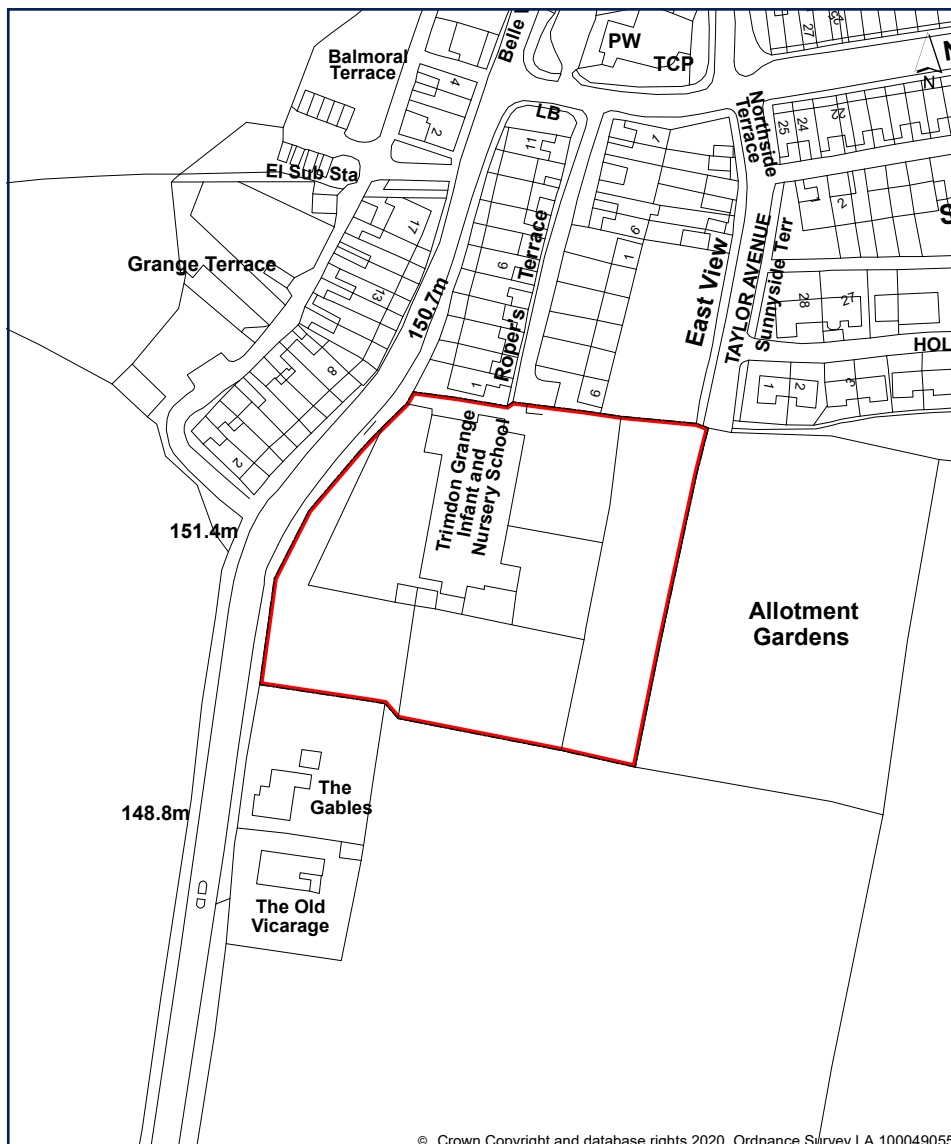
Durham County Council ('DCC') offers for sale by informal tender the site of the former Trimdon Bluebell Meadows Infant School. The site, in total, extends to approximately 2.03 acres (0.82 hectares).

Location

The subject site is located within the village of Trimdon Grange, situated about 10 miles to the south east of Durham, 3 miles to the east of the settlements of Coxhoe and Cornforth, and 4 miles to the north of Sedgefield on the on the B1278.

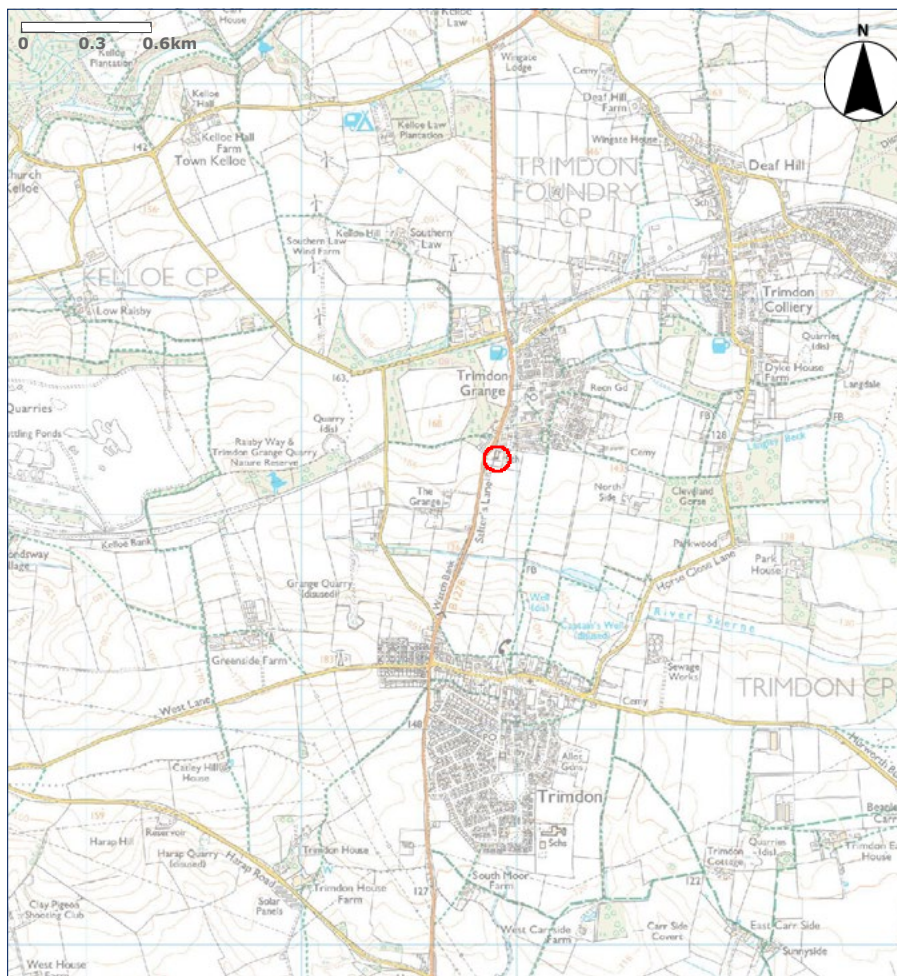
The village benefits from employment opportunities at Trimdon Grange Industrial Estate (to the north), St. Albans Church, Community Centre, play area and a number of local retail and fast food outlets. The local amenities of Trimdon Village are approximately 0.6 miles to the south.

The subject site is located on the edge of the settlement and has good access to the A177, A689 and A1(M) allowing good connections to Durham, Gateshead and Newcastle, to the north, as well as settlements to the south.



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Former Bluebell Meadows Infant School, Trimdon TS29 6EY



Access

Road – The site has road frontage and access from Salter's Lane, which is the main road thoroughfare in the village. The site offers good links to the A177, A689 and A1(M) road networks.

Rail – Durham Railway Station (approximately 8 miles to the north west) provides routes to Newcastle upon Tyne to the north, and to Darlington to the south.

Air – Teesside International Airport is located approximately 16 miles to the south, whilst Newcastle International Airport is located approximately 32 miles to the north. Both airports provide scheduled and chartered flights to a range of national and international destinations.

Description

The site comprises of the former school building and adjoining undeveloped former playground to the south of the building. The site is predominantly flat with no obvious topographical constraints.

The infant school building was built in approximately 1911 in red engineering brick to well established design principles for education buildings at that time.

Accommodation

The gross internal floor areas for the building are 914.68 sq. m./9845.89 sq. ft.

An indicative floor plan of the building is available within the Information Pack.

Former Bluebell Meadows Infant School, Trimdon TS29 6EY

Covenants

The site will be sold subject to all and any existing covenants, easements, restrictions, wayleaves, rights of way, etc. affecting the site. The purchaser must satisfy themselves in relation to any covenants or other matters affecting the site.

Planning

A **Planning and Development Brief** ('PDB') has been prepared for the site to provide informal information to prospective purchasers. The PDB is available within the Information Pack (see below).

The existing school buildings are classified as a non-designated heritage asset ('NDHA'). Therefore, any partial or total demolition of the building would not be supported in-principle. More information in relation to the NDHA classification is available within the PDB.

It is considered that appropriate re-use of the site may include residential and community use. Any proposals for other uses will be assessed on their own merits.

We would recommend that pre-application advice is sought from the Local Planning Authority by any interested parties.

Nutrient Neutrality

The site falls within the **Teessmouth and Cleveland Coast Special Protection Area (and Ramsar site) Nutrient neutrality** catchment. Nutrient neutrality provides a mechanism by which development that would otherwise be prohibited on the grounds of nutrient pollution may be given consent if mitigation is put in place. Using nutrient neutrality, developers only pay for mitigation required to counteract nutrients generated by their development.

Further information on Nutrient Neutrality is given within the PDB and by following the link to the DCC website <https://www.durham.gov.uk/article/8293/Submit-an-application>

Tenure and Possession

DCC owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DU283325.

Vacant Possession will be provided upon completion.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light drainage, and other easements, all or any other like rights, whether mentioned in these particulars or not.

Display Energy Certificate

The DEC rating of the building is E.

Method of Sale

DCC are offering the freehold for sale by Informal Tender, with vacant possession on completion.

Offers invited.

Offers are invited on a conditional basis (conditional on grant of planning permission).

Closing Date

Offers must reach the Head of Legal and Democratic Services no later than **4.00pm on Monday 23 October 2023**

Former Bluebell Meadows Infant School, Trimdon TS29 6EY

VAT

All interested parties should make their own enquiries of HMRC.

Rateable Value

The Rateable Value (2023) is £0.

Services

It is understood that all major services are present within or close to the edge of the site. Where relevant the Council will make infrastructure plans available. It is the responsibility of prospective purchasers to confirm the extent of the services, their availability and suitability, with the relevant utility service providers.

Local Government Act

The purchaser should be aware that under Section 123 of the Local Government Act 1972, Local Authorities are obliged to dispose of surplus property for the best price reasonably obtainable. Offers for the property are made and accepted subject to contract and until such time contracts are exchanged, prospective purchasers should note that the County Council is obliged to give consideration to any new offers which might be forthcoming and any surveys/ planning applications are undertaken at the purchasers risk.

Information Pack

Supporting information held on the site is available upon request

Viewing Days

Details of viewing days will be included within the Information Pack.

Additional Information

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.

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), 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 then 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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Costs

The purchaser will be responsible for the Council's Surveyor Fee based on 3% of the purchase price (to a minimum of £1,000) in addition the purchaser will be responsible for the Council's reasonable legal fees.

Submission of Offers

The submission should clearly state the sum being offered to DCC for the site. DCC 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 closing date. Interested parties will be notified of the Council's decision as soon as possible after that time.

Submissions (including any part thereof) received after the stated deadline will not be accepted. It is entirely the responsibility of the bidder to ensure that their bid is received within the stated deadline and time.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

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 redevelopment/refurbishment proposed including proposed timescales.

Former Bluebell Meadows Infant School, Trimdon TS29 6EY

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 successful applicant's solicitor. 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 purchaser will be required to complete the purchase within 4 weeks of conditions being satisfied. If the purchaser 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

The purchaser will be required to provide documents on request in line with anti-money laundering legislation.

Former Bluebell Meadows Infant School, Trimdon TS29 6EY

Contacts for Further Information

Strategy and Property Management (Sales/Marketing)

Stephen Grundy
Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 267 033
Email: stephen.grundy@durham.gov.uk

Planning

Planning Development
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 262 830
Email: Planning@durham.gov.uk

Spatial Policy

Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 261 907
Email: spatialpolicy@durham.gov.uk

Highways

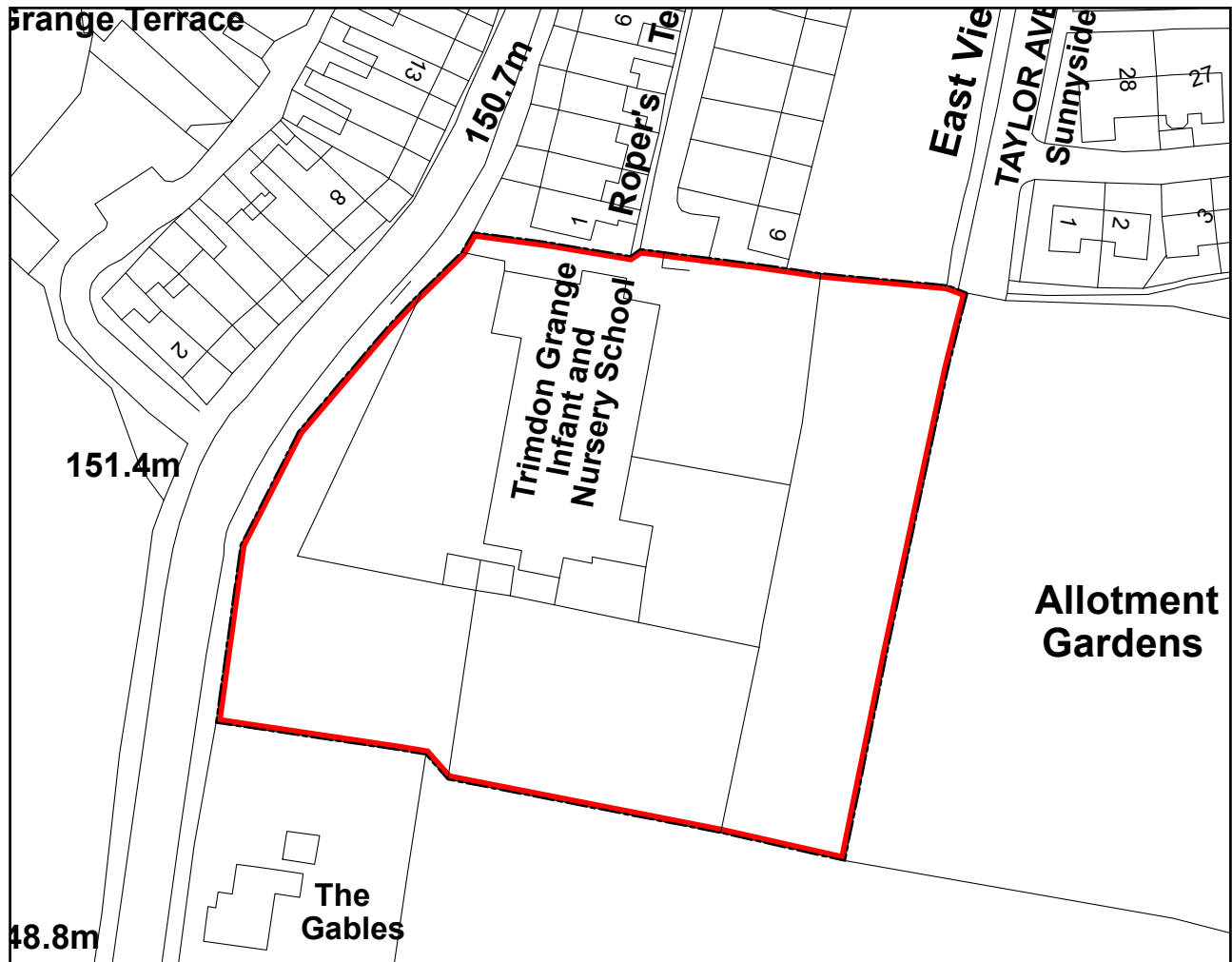
Highway Development Management
Transport
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 267 109

Design and Conservation

County Hall
Durham
County Durham
United Kingdom
DH1 5UQ
Telephone: 03000 267 146
Email: Design.conservations@durham.gov.uk

For

Former Bluebell Meadows Infant School,
Trimdon, TS29 6EY



Subject to Contract and Council Approval

Head of Legal and Democratic Services
Durham County Council
County Hall
Durham
DH1 5UL

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

Complete/Print out
and complete

Durham County Council requests that prospective buyers submit their proposals for the site by no later than 4.00pm on Monday 23 October 2023.

1. Site

We (the buyer) confirm that we are offering to acquire the site known as Former Bluebell Meadows Infant School, Trimdon TS29 6EY. The site is registered with the Land Registry under title number: DU283325. It is shown outlined in red on the site plan contained within the information pack and within the sale particulars.

2. Offer

We (the buyer) confirm we are offering the purchase price of: £

Total sum in words:

Please note that DCC are seeking a fixed purchase price that is not subject to any further deductions.

3. Lump Sum or Deferred Payment

We (the buyer) confirm that we are offering [a lump sum/deferred payments]. If you/your company is offering deferred payments, please can you provide the [sum/%], payment periods below:

Please note that the DCC preference is for full payment on completion of the sale of the site.

4. Deposit

We (the buyer) confirm that we are offering a [(non-refundable/refundable/or a combination of the two)] deposit of:

[%/£]

Total sum in words:

Please note that DCC's preference is for a non-refundable 10% deposit.

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

Complete/Print out
and complete

5. Overage

We (the buyer) confirm that we [are/are not] offering an overage:

If you are, please give details below:

6. Prospective Purchaser

Please confirm your company details below:

Company name:

Registered office/company number:

Address:

Postcode:

Contact name:

Position Held:

Telephone No:

Email:

7. Prospective Purchaser's Solicitor

Please confirm your solicitor's details below:

Company name:

Registered office/company number:

Address:

Postcode:

Contact name:

Position Held:

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

Complete/Print out
and complete

Telephone No:

Email:

8. Company Status

With the offer, please provide a copy of your company's audited accounts for the last 2-years and/or proof of funding.

9. Funding Arrangements

Please confirm your company's bank and funding arrangements below:

Company name:

Registered office/company number:

Address:

Postcode:

Contact name:

Position Held:

Telephone No:

Email:

10. Conditions

Please confirm all of the conditions relating to the offer:

If any further intrusive and/or survey work is undertaken by the buyer, as part of its due diligence, then such work will be undertaken in the joint names of DCC and the buyer, together with a letter of reliance being provided by the consultants to DCC.

11. Proposed Layout and Schedule of Accommodation

Please can you provide your company's proposed layout and schedule of accommodation. This should take into consideration the information contained within the sales brochure, Planning and Development Brief, information pack documents and your own inquiries of the Local Planning Authority, in relation to the site. Please note – provided within the information pack is a site plan and a floor plan of the existing building for your use.

12. Gross Development Value

Please provide your company's opinion on the Gross Development value and prices (If you are proposing a change of use of the property to residential)(£ per sq. ft.) for the open market and affordable dwellings (affordable if applicable). Please also confirm the Registered Provider that you will be using (if applicable):

13. Assumptions and Allowances

Please confirm the assumptions and allowances that your company has made in respect of:

- i. Ground Conditions and Foundation Specification

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

**Complete/Print out
and complete**

ii. Surface water and foul water drainage

iii. Provision of services

iv. Any abnormal costs

- v. The provision of affordable housing (overall %, tenure mix and unit mix).

14. Information Pack

Please confirm that you have read and understood the various reports and surveys contained within the information pack.

15. Timescales

Please confirm your timescales for the following: -

Exchange of Contracts

Board Approval (please also include board approval procedure)

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

Complete/Print out
and complete

Pre-application Enquiry (if applicable)

Site Investigations

Planning Application (submission of)

Completion

Delivery/Development

Submission of Offers

Former Bluebell Meadows Infant School, Trimdon, TS29 6EY

**Complete/Print out
and complete**

16. Longstop Date

Please confirm your company's proposed longstop date:

17. Legal and Agents Fees

Please confirm that your company will cover DCC's reasonable legal (TBC) and agents fees (3% subject to a minimum of £1,000) associated with the sale of the site:

Durham County Council is not bound to accept the highest or any offer received. Offer to be submitted via the NEPO Portal system no later than 4.00 pm on Monday 23 October 2023.

Remember to enclose scheme plans and proposals with full details of proposed use.

**ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL**

URGENT - OFFER FOR FORMER BLUEBELL MEADOWS INFANT SCHOOL,
TRIMDON, TS29 6EY

HEAD OF LEGAL & DEMOCRATIC SERVICES
DURHAM COUNTY COUNCIL
COUNTY HALL
DURHAM
DH1 5UL

COMPLETED OFFER FORMS SHOULD REACH COUNTY HALL
NO LATER THAN 4.00pm. ON MONDAY 23 OCTOBER 2023

PLEASE
AFFIX
STAMP