

Development Opportunity

FOR SALE

Land and Building west of
Coulson Street, Spennymoor,
County Durham DL16 7RS



Property extends to approximately 1.25-acres (0.51-hectares)
(Building GIFA: c.8,611 sq.ft.)

Development Opportunity - suitable for a range of uses (STP)

Guide Price: £250,000

**Closing Date:
4.00pm, Monday 3rd June 2024**



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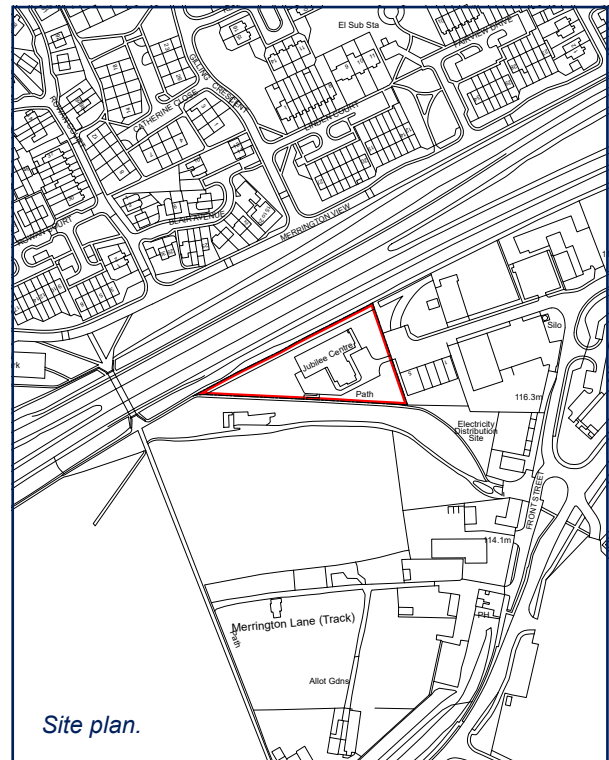
Durham County Council offers for sale by informal tender the land and building west of Coulson Street, Spennymoor, Co. Durham DL16 7RS. The property extends to approximately 1.249-acres. The building has an GIFA of approximately 800 sq.m. / 8,611 sf.

Location

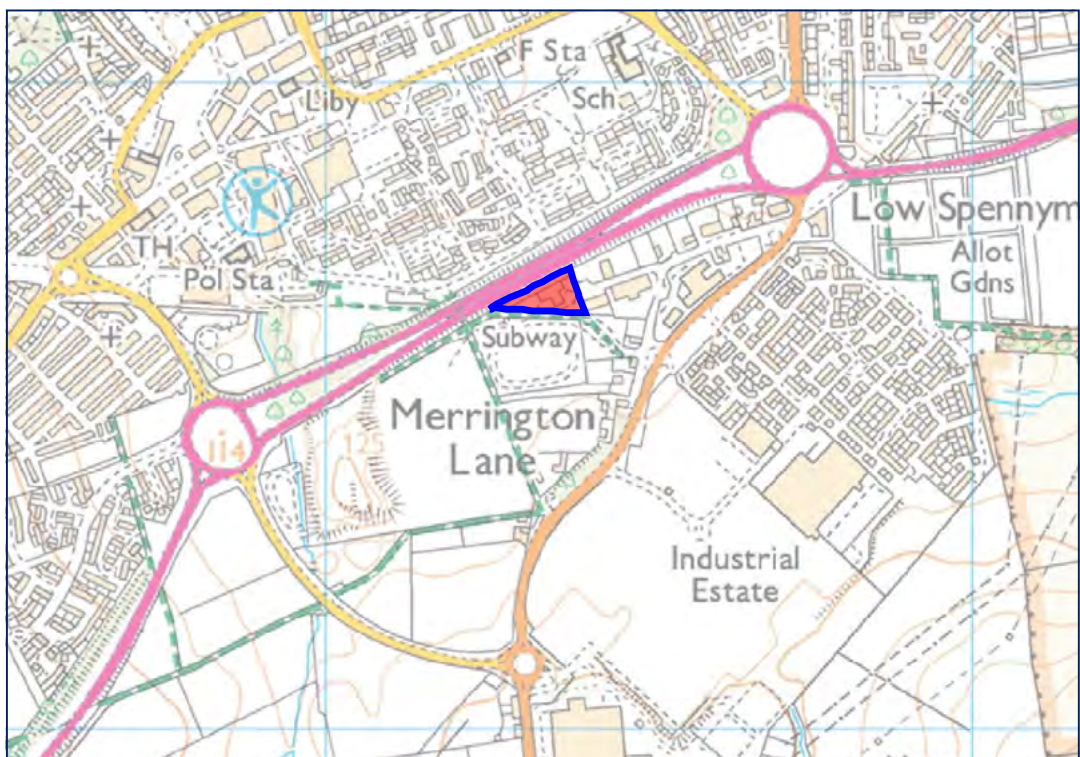
The subject Property is located south of the A688 and positioned within the Coulson Industrial Estate, which is to the south of Spennymoor town centre. The town has a population of approximately 19,816 (2011 Census) and benefits from a good range of facilities and amenities.

Spennymoor is located approximately 6.1 miles to the south of Durham and approximately 5.9 miles to the north-east of Bishop Auckland.

It is situated on high ground on the southern side of the Wear Valley, and a short drive from Durham City. The Spennymoor area includes the villages of Kirk Merrington, Middlestone Moor, Byers Green, Tudhoe, Croxdale, Sunderland Bridge and Hett, Covering almost 7,500 acres.



Location plan.



(For identification purposes only.
Not to scale.
Not to be relied on.)

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Access

Road – The Property is positioned in Coulson Street directly to the south of the A688 which, in turn, connects to the A167 and A1(M), therefore providing easy vehicular access to the remainder of the North East and UK.

Rail – Durham Railway Station is located approximately 7 miles to the north providing routes to Newcastle upon Tyne to the north, and to Darlington to the south.

Air – Newcastle International Airport is located approximately 31 miles to the north. It provides a range of flights to national and international destinations.

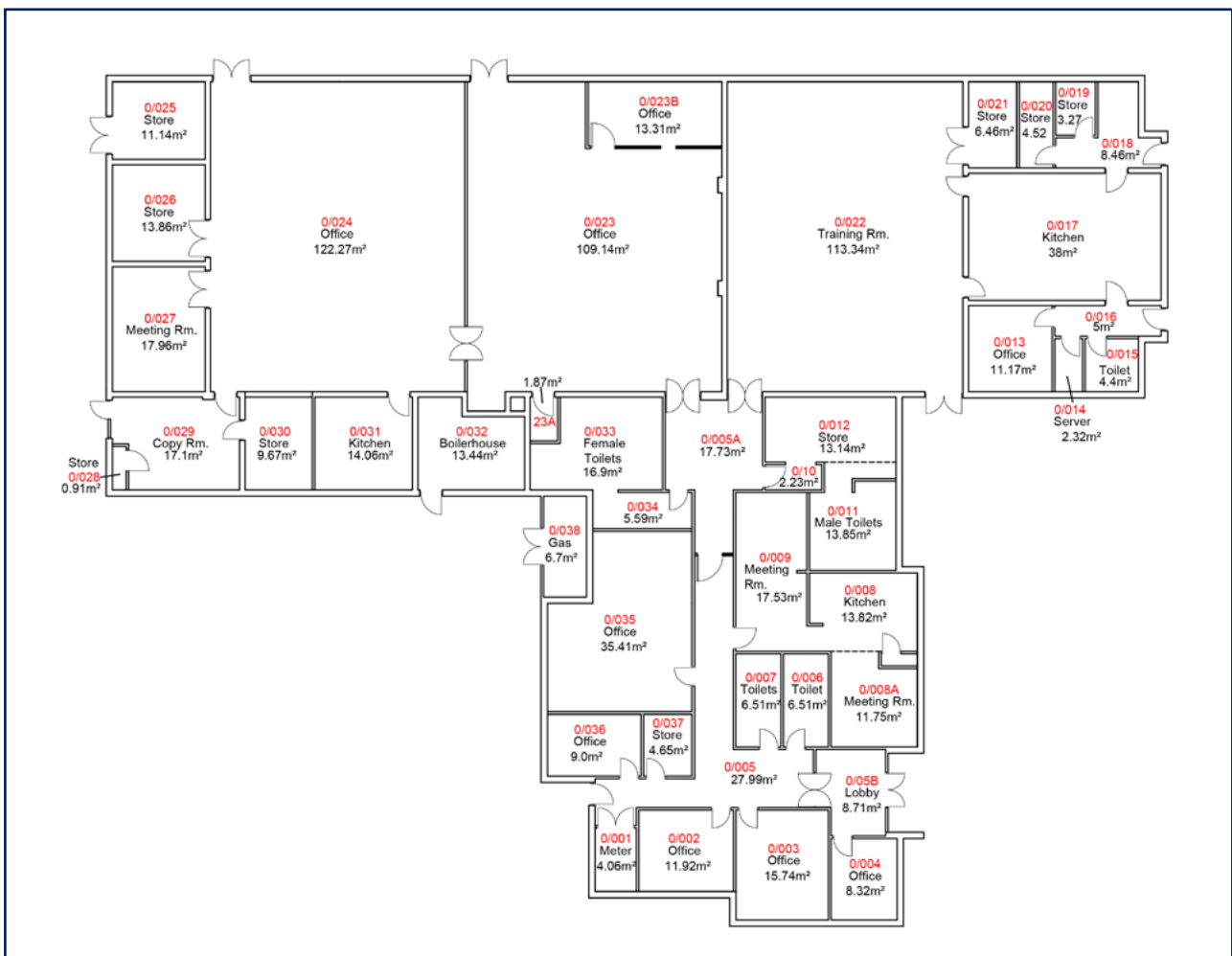
Description

The Property comprises of a single storey brick-built building, with a brick layer façade, glass double glazed UPVC windows, flat felted roof, and is currently utilised for office use and training accommodation purposes.

There is car parking to both the front and rear of the property, with grass land and mature trees also included within the site boundary.

Accommodation

The accommodation within the property is single storey. The property has GIFA of approximately 800 sq.m. / 8,611 sf. An indicative existing floor plan is attached below.



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Planning

The Property is currently utilised as an office (Use Class E) and so planning permission would be required to change the use of the property to regularise any alternative uses.

The Property lies within the Merrington Lane Protected Employment Site as identified by CDP Policy 2.

We have received informal planning advice from the Local Planning Authority. A copy of the Pre-application Report can be found within the Information pack (see below).

Tenure

DCC owns the freehold (title absolute) of the Property being offered for sale. It is registered with the Land Registry under title number: DU292060.

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.

Information Pack

Supporting information held on the property is available upon request. Please contact us to request the web link to access the Information Pack.



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Method of Sale

The Council is offering the freehold for sale by Informal Tender.

Guide Price: **£250,000**

Offers are invited on a conditional basis (conditional on grant of planning permission). Unconditional bids will still be considered.

Offer

Offers are invited on the attached offer form and must be submitted using the attached label 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 Local Planning Authority regarding their individual scheme (contact details below).

Offer via Online

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.

Closing Date

Offers must reach the Head of Legal and Democratic Services no later than **4.00pm on Monday 3rd June 2024**.

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 Durham County Council is not bound to accept the highest or indeed any offer.

VAT

All interested parties should make their own enquiries of HMRC.

Any offers will be deemed exclusive of VAT.

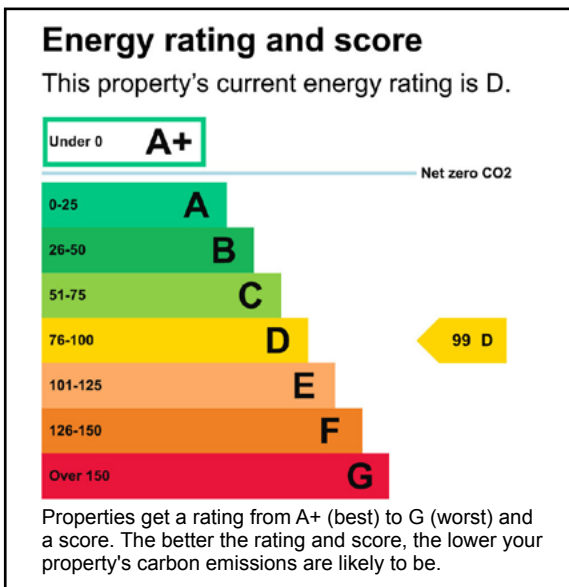
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Services

It is understood that all major services are present within or close to the edge of the Property. It is the responsibility of prospective purchasers to confirm the extent of the services, their availability and suitability, with the relevant utility service providers.

Energy Performance

Please see below: D99.



Viewing

Please note the Property is currently an operational facility. Details of the **viewing days** are confirmed within the Information Pack. Viewings are strictly by appointment on the viewing days only.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property 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 property 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.



Additional information

Submitting Your Bid

Offers are invited by completing the offer form and using the label which should be affixed to the front of an envelope. Offers should be made no later than the date and time stipulated on the sales particulars.

This will be carried out in form of both **paper bids and online via NEPO.**

It is the bidder's responsibility to ensure that the Submission of Offer form 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.

Costs

The purchaser will be responsible for the Council's Surveyor Fees based on 3% of the accepted offer price (to a minimum of £5,000) in addition the purchaser will be responsible for the Council's reasonable legal fees.

Submission Of Offers

The submission should be fully completed and should clearly state the sum being offered to DCC for the Property. The sum offered should reflect any conditions attached and these should be clearly stated.

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.

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.

Supporting Information

Details of the person(s) or company that is offering to purchase the freehold interest:

1. Any company should include details of the full company name, registration number, registered address and contact details for the individual submitting the offer.
2. For individuals, you should include details of your name, address and contact details, plus a certified copy of a passport and a utility bill (last 3 months)
3. The applicant must provide detailed information to confirm their funding arrangements not only for the acquisition, but also any development proposed; ie Bank statement and or mortgage details.
4. Details of the overall timescale required to complete the transaction
5. An indicative architects scheme proposal must be submitted with the financial offer.

The bidding party must provide detailed information to confirm their funding arrangements not only for the acquisition, but also any redevelopment/refurbishment proposed including proposed timescales.

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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.

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.

Contractual Obligations

The purchaser will be required to complete the purchase within 6 weeks of detailed 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/option to repurchase the property at the original sale price, or the current market value whichever is lower, if development has not substantially commenced including estate infrastructure services, roads and drainage within 12 months of the completion of the sale.

The Council further reserves the right/option to repurchase the property 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 property or the current open market value of the unfinished development and plots remaining, 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 property over the agreed and approved planning consent, 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.

Money Laundering Legislation/Regulations

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

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Relevant Contact Details

Strategy and Property Management (Sales/Marketing)

Leonel Ibarrola / Robert Patterson
Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: **07741570490** or **03000 267017**
Email: Leonel.ibarrola@durham.gov.uk
or robert.patterson@durham.gov.uk

Planning

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



For
Land and Building west of Coulson Street
Spennymoor
County Durham
DL16 7RS

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

Submission of Offers

Land and Building west of Coulson Street, Spennymoor, County Durham DL16 7RS

Complete/Print out
and complete

1. Property

We (the buyer) confirm that we are offering to acquire the freehold interested Property known as Land and Building west of Coulson Street, Spennymoor, Co. Durham DL16 7RS. The Property is registered with the Land Registry under title number(s): DU292060. It is shown outlined in red on the site plan contained within the information pack and within the sale particulars.

2. Proposed Use

Please confirm your proposed use for the Property and provide any design proposals (either in writing or via separate attachment).

3. 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.

4. 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 Property.

5. Sellers Fees

Please confirm that you will pay the following Seller's fees:

- Surveyors Fees: 3% of purchase price, subject to a minimum of £5,000 (100% on completion)
- Legal Fees: TBC (50% to be paid on exchange and 50% to be paid upon completion of the sale)

6. 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 (where applicable) is for a non-refundable deposit paid on exchange of contracts.

7. Overage

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

If you are, please give details below:

8. Prospective Purchaser

Please confirm your details below:

Company name (if applicable):

Registered office/company number (if applicable):

Address:

Postcode:

Contact name:

Position Held (if applicable):

Telephone No:

Email:

9. Prospective Purchaser's Solicitor

Please confirm your solicitor's details below:

Company name:

Registered office/company number:

Address:

Postcode:

Contact name:

Position Held:

Telephone No:

Email:

10. Individual/Company Status

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

11. Funding Arrangements

Please confirm your bank and funding arrangements below:

Company name:

Registered office/company number:

Address:

Postcode:

Contact name:

Position Held:

Telephone No:

Email:

12. Conditions

Please confirm all of the conditions relating to the offer and any proposed investigations or surveys your company intends to undertake and the time scales to undertake these, prior to the date of exchange of contracts below:

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.

Any surveys/site investigations will be undertaken at the cost of the purchaser and any cost will be at risk. DCC will not be liable to refund or reimburse any costs linked to this.

13. Information Pack

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

14. Timescales

Please confirm your timescales linked to key purchase milestones:

Submission of Offers

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**Complete/Print out
and complete**

15. Longstop Date (if applicable)

Please confirm your proposed longstop date:

16. Additional Information

Please include/provide any additional information to accompany or support your offer.

ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL

URGENT - OFFER FOR LAND AND BUILDING WEST OF COULSON STREET,
SPENNYMOOR, COUNTY DURHAM DL16 7RS

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 3RD JUNE 2024

PLEASE
AFFIX
STAMP