

Office/Refurbishment Opportunity

FOR SALE

7 Atherton Street and Hopper House,
Durham, DH1 4DJ



The total accommodation of both buildings has a gross internal area of approximately 1,642.4 m² (17678.65 ft²). This includes Hopper House car park which is approximately 173 m² (1862.16 sq. ft).

Suitable for office use or conversion to residential, or community uses (subject to detailed planning permission).

Offers Invited (with scheme proposals)

**Closing Date 4.00pm Monday
Monday 1st July 2024**



7 Atherton Street and Hopper House, Durham, DH1 4DJ

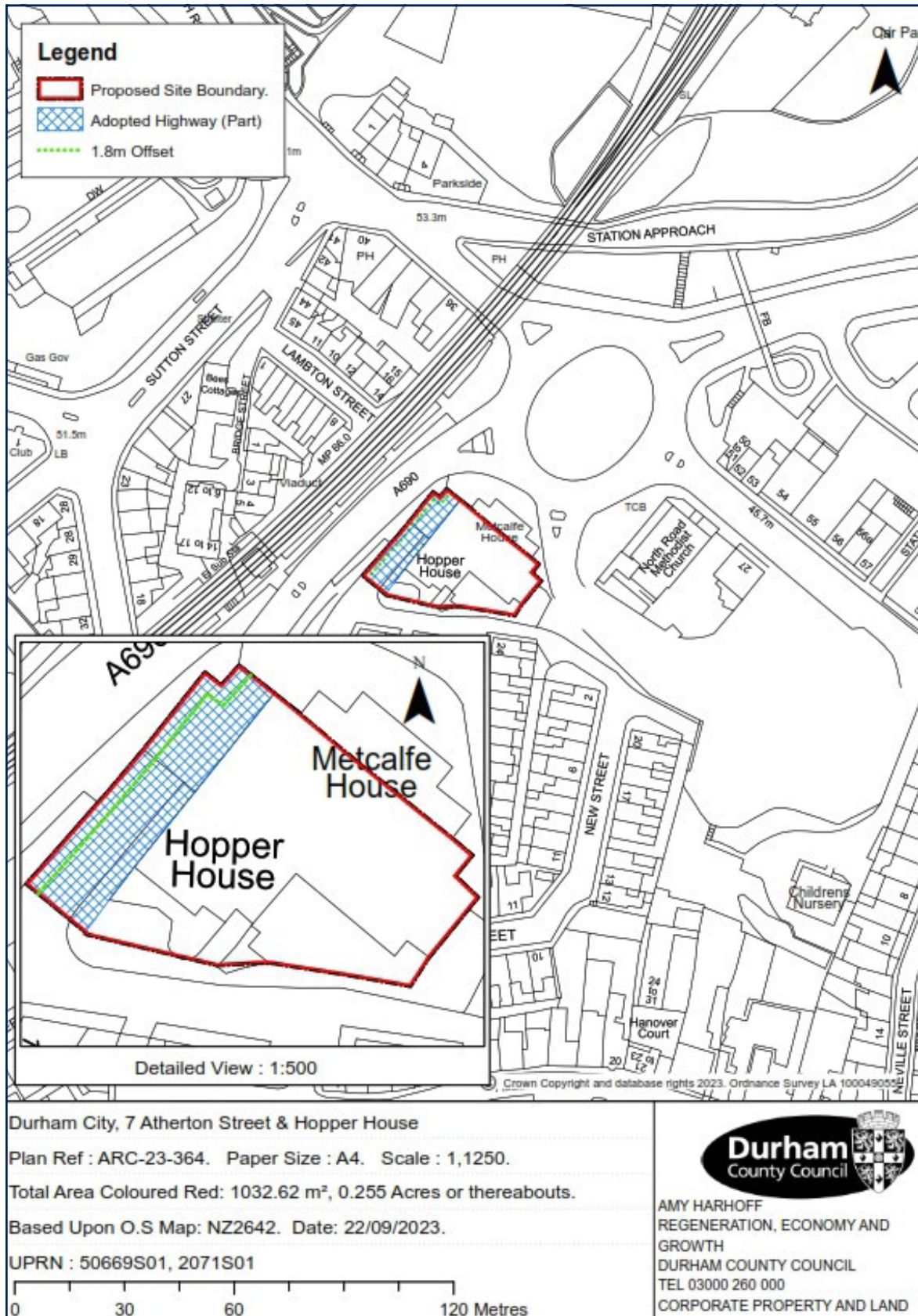
Durham County Council ('DCC') offers for sale by informal tender 7 Atherton Street and Hopper House, Durham. The site, in total, extends to approximately 0.255 acres (0.10 hectares). Total site area 1032m² (0.103 hectares/0.255 acres).



**7 Atherton Street and Hopper House,
Durham, DH1 4DJ**



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This plan is provided for illustrative purposes only. It is not to scale and is not to be relied upon.

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Location

Durham City Centre is a historic Cathedral City, situated along the River Wear, approximately 18 miles from Newcastle Upon Tyne and adjacent to the A1(M) motorway. The City is an economic hub, which is home to a major university, and has a resident population of 47,785 (2011 Census).

Both 7 Atherton Street and Hopper House, Durham, DH1 4DJ (the 'Property') are located towards the north of the town centre of Durham City occupying a prominent site overlooking North Road roundabout.

Connectivity

Road – The City benefits from excellent road links via the A690 which leads directly to the A1(M) north and south with Newcastle-upon-Tyne located approximately 12 miles north. Good public transport links are also provided to and from the city via bus with a newly opened bus terminus nearby. Park and ride facility is positioned to the west and North East of the City Centre.

Rail – Durham railway station (8-minute walk from the Property) provides routes to Newcastle upon Tyne to the north, and to Darlington to the south on the east coast mainline from London to Edinburgh.

Air – Newcastle International Airport is located approximately 27 miles to the north (via the A1(M)). It provides scheduled and chartered flights to a range of national and international destinations.

Description

Hopper House and 7 Atherton Street are former 3-storey office buildings of brick and block construction. Both properties have solid concrete floors, brickwork elevations, a multi pitched slate covered roof and a mixture of timber and uPVC framed double glazed windows.

Internally the properties provide functional, albeit quite basic cellular offices, with staircase access to each floor. Finishes include carpet and vinyl covered floors, plastered/painted walls, and a mixture of plastered/painted and suspended tile ceilings incorporating fluorescent strip lighting.

Hopper House has a void to the eastern area of the building, providing a ground floor covered car park for approximately 8 to 10 vehicles. There is a further ground floor undercroft to the western elevation, as an adopted road runs along the western perimeter of the site and this undercroft is required for access.

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Schedule of Accommodation

The total accommodation of both buildings has a gross internal area of approximately 1,642.4 m² (17678.65 ft²). This includes Hopper House car park which is approximately 173 m² (1862.16 sq. ft).

On a net internal area basis, on the current office layout, the accommodation is as follows:

| Description | Approximate Net Internal Floor Area | |
|--|-------------------------------------|---------|
| | m ² | sq ft |
| Hopper House | | |
| Ground Floor – Waiting Area/Reception, Cellular Offices, Server Room, Boiler Room, Accessible WC and Stores. | 357.18 | 3,845 |
| First Floor – Central Circulation Corridor, Cellular Offices, 3 number WCs, Tea Room and Store. | 93.06 | 1,002 |
| Second Floor – Central Circulation Corridor, Cellular Offices, 3 number WCs, Tea Room and Store. | 359.25 | 3,867 |
| (Sub Total) | (809.49) | (8,713) |

| Description | Approximate Net Internal Floor Area | |
|--|-------------------------------------|---------------|
| | m ² | sq ft |
| 7 Atherton Street | | |
| Ground Floor – Lobby, Cellular Offices, WC, Tea Room and Stores. | 110.30 | 1,187 |
| First Floor – Central Circulation Corridor, Cellular Offices, WC, and Store. | 74.04 | 797 |
| Second Floor – Central Circulation Corridor and Cellular Offices. | 69.76 | 751 |
| (Sub Total) | (254.10) | (2,735) |
| Combined Total (7 Atherton Street and Hopper House) | 1,063.59 | 11,448 |

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Planning

The existing building lies in a sustainable location in Durham City Conservation Area and within the setting of the Castle and Cathedral World Heritage Site. It is considered that appropriate re-use of the site may include the conversion of the building to residential, office, or community uses, subject to the granting of planning permission.

County Durham Plan Policy 16 would be the principal policy against which a proposed conversion to student accommodation (potentially for up to 50 units) would be assessed and depending upon the precise nature of the offer Part 2 of the policy may be relevant. Any proposals for other uses will be assessed on their own merits.

Prior to the submission of a detailed planning application, we would recommend that a Pre-application is submitted to the Local Planning Authority by any interested parties.

The undercroft area under the frontage of Hopper House is adopted highway. Subject to the relevant consents and providing a purchaser reserves a pedestrian right of way 1.8m wide (as agreed by the Highway Authority), there may be potential to stop up this area plus a small part of adjoining highway. It is the responsibility of the buyer to formalise this arrangement and it would be beneficial for bidders to seek Highways advice themselves depending on their proposed scheme.

Tenure and Possession

DCC owns the freehold (title absolute) of the Property being offered for sale. It is registered with the Land Registry under title numbers: DU114814, DU134144, DU27105 and DU164191.

Access

Vehicular access to the Property can be taken from Atherton Street which is adopted highway. Pedestrian access can currently be taken via two separate doors, one for 7 Atherton Street and one for Hopper House.

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

Rights of Way, Wayleaves and Easements

The Property 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.

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 be registered on the NEPO bidding portal no later than **4.00pm on Monday 1st July 2024.**

VAT

Any offers will be deemed exclusive of VAT.

7 Atherton Street and Hopper House, Durham, DH1 4DJ

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.

Viewings

Viewings are strictly by appointment only.

Please contact Catherine Callender on telephone number 03000 267 254/07876257701 or email catherine.callender@durham.gov.uk or robert.patterson@durham.gov.uk or telephone number 03000 267 049/07392277733 for further information regarding viewing arrangements.

Local Government Act

Interested parties 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 consideration reasonably obtainable.

Offers for the property are made and accepted subject to contract and until such time contracts/development agreements are exchanged, prospective purchasers should note that the DCC is obliged to give consideration to any new offers which might be forthcoming and any surveys/planning applications are undertaken at the purchasers/Developers risk.

Information Pack

The Information Pack contains the location and site plans, utilities plans and other site related information.

If you wish to gain access to the Information Pack, please contact

Catherine Callender on telephone number 03000 267 254/07876257701 or email catherine.callender@durham.gov.uk

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.

7 Atherton Street and Hopper House, Durham, DH1 4DJ

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. 50% of fees to be paid on exchange and 50% to be paid upon completion of the sale.

Submission of Offers

The submission should clearly state the sum being offered to DCC for the Property. 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 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 proposed development of the Property including site plans, floors plans and elevations (if available).

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.

If developers propose an SPV, this must contain a parent guarantee on completion of the construction.

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

7 Atherton Street and Hopper House, Durham, DH1 4DJ

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 6 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 detailed planning consent condition 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 Property at the original sale price, or the current market value whichever is lower, if development has not commenced within 12 months of the completion/development agreement of the sale.

The Council further reserves the right 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, 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.

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 Council is 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.

**7 Atherton Street and Hopper House,
Durham, DH1 4DJ**

Contacts for Further Information

Sales/Marketing

Catherine Callender
Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 267 254/07876257701
Email:
catherine.callender@durham.gov.uk

Planning

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

Spatial Policy

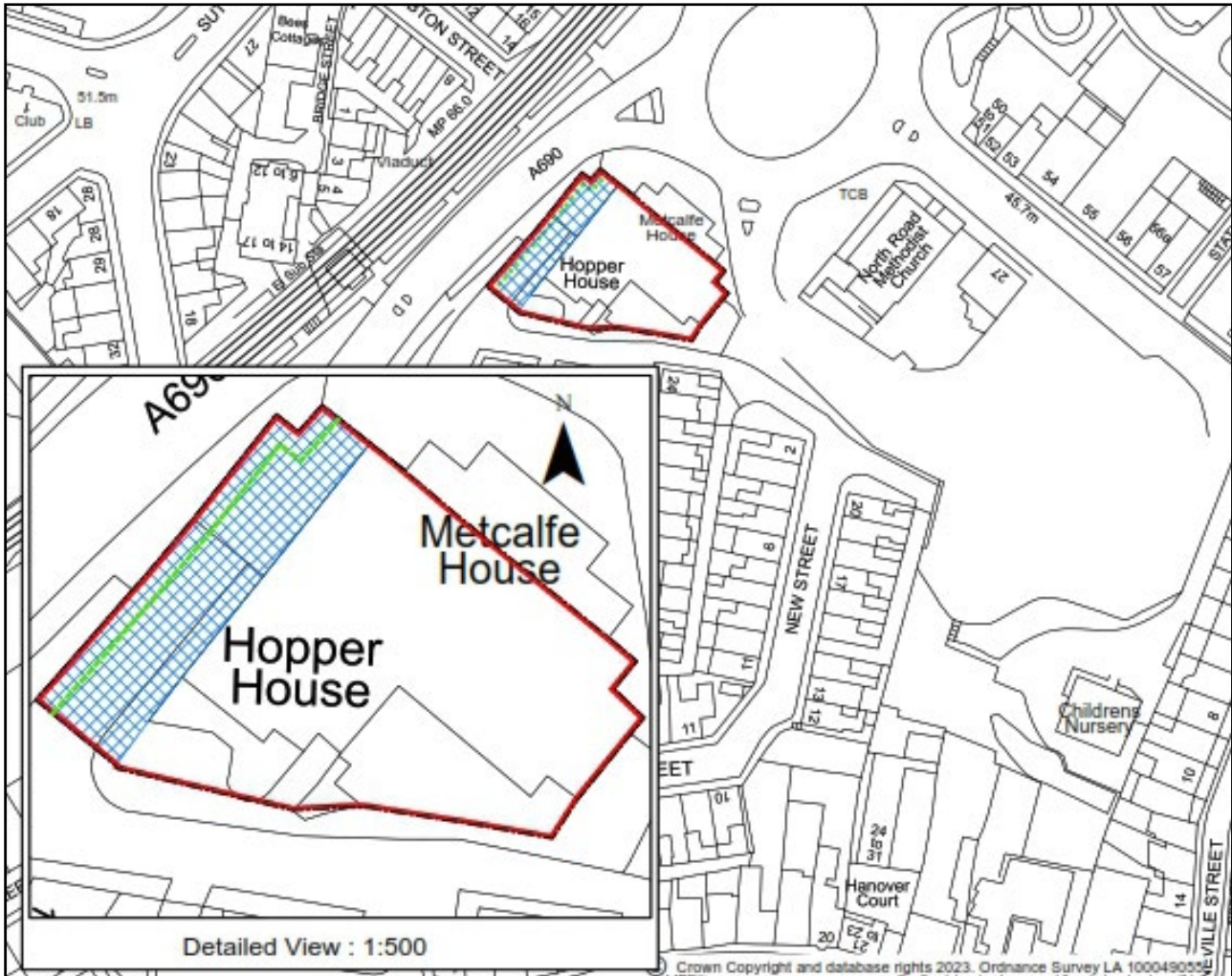
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UQ
Telephone: 03000 261 907
Email: spatialpolicy@durham.gov.uk

Highways

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

For

7 Atherton Street and Hopper House,
Durham, DH1 4DJ



Subject to Contract and Council Approval

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

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Complete/Print out
and complete

Durham County Council requests that prospective purchaser submit their proposals for the site by no later than 4pm on Monday 1st July 2024.

1. Site

We (the buyer) confirm that we are offering to acquire the property known as 7 Atherton Street and Hopper House, Durham on a freehold basis. The site is registered with the Land Registry under title numbers: DU114814, DU134144, DU27105 and DU164191. 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 payment.

4. Deposit

We (the buyer) confirm that we are offering a non-refundable deposit of:

[10%/£]

Total sum in words:

Please note that DCC's preference is for a non-refundable deposit payable on exchange of contracts.

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Complete/Print out
and complete

5. Overage

We (the buyer) confirm that we agree to an overage in the event that additional accommodation is added subsequent to the planning consent for the agreed scheme or a change of use:

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

7 Atherton Street and Hopper House, Durham, DH1 4DJ

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 proof of funding for both the Property purchase and the proposed development costs.**

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, information pack and your own inquiries of the planning Department at DCC, in relation to the site.

12. Gross Development Value

Please provide your company's opinion on the Gross Development value and prices (£ per sq. ft.) for open market (and (if any) affordable dwellings). If applicable please also confirm the Registered Provider that you will be using:

13. Assumptions and Allowances

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

- i. Proposed Use

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

**Complete/Print out
and complete**

ii. Provision of services

iii. Any abnormal costs

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

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Complete/Print out
and complete

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: -

Submission of Pre-application Enquiry

Site/building Investigations

Board Approval (please also include board approval procedure)

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Complete/Print out
and complete

Exchange of Contracts

Submission of Detailed Planning application

Completion

Delivery/Development

16. Longstop Date

Please confirm your company's proposed longstop date:

Submission of Offers

7 Atherton Street and Hopper House, Durham, DH1 4DJ

Complete/Print out
and complete

17. Legal and Agents Fees

Please confirm that your company will cover DCC's reasonable legal and agents fees associated with the sale of the site:

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

Offers to be submitted via the NEPO Portal system no later than **4.00 pm** on **Monday 1st July 2024**.

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

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

URGENT - OFFER FOR 7 ATHERTON STREET AND HOPPER HOUSE,
DURHAM, DH1 4DJ

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 1ST JULY 2024

PLEASE
AFFIX
STAMP