

Property

# FOR SALE

Land and Building to the East of  
Bertha Street, Consett, DH8 5DZ



Land and Building to the East of Bertha Street available to the market for use as a personal garage for vehicular maintenance and parking (subject to planning). Site extends to approximately 0.05 acres (0.02 hectares).

Gross Internal Area: 39.19 m<sup>2</sup>.

The property has a site area of 197.16m<sup>2</sup> (0.05 acres/0.02 hectares) approx.

**Offers Invited**

**Closing Date 4.00pm Monday  
Monday 5th August 2024**



# Land and Building to the East of Bertha Street, Consett, DH8 5DZ

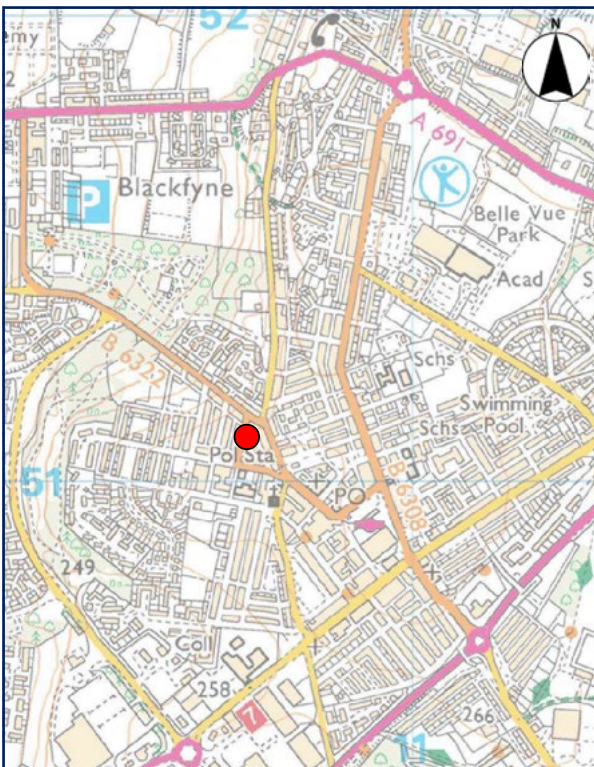
Durham County Council ('DCC') offers for sale by informal tender the land and building to the east of Bertha Street, Consett. The site, in total, extends to approximately 0.05 acres (0.02 hectares).

## Location

The subject site is located on Bertha Street, Consett. It is approximately 0.5 miles of Consett Town Centre. Consett is situated 13 miles to the north west of Durham City and 15 miles south west of Newcastle-upon-Tyne.

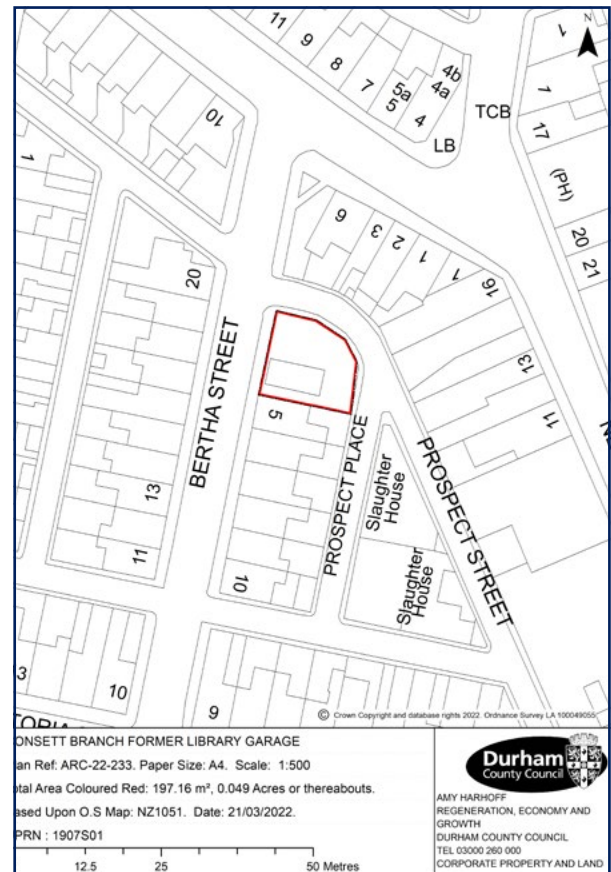
The town offers a range of facilities and amenities including (but not limited to) a range of convenience and DIY stores, opticians, bars, restaurants in addition to a primary and secondary school.

The site itself is predominantly surrounded by terraced residential properties and is less than 50m from Newmarket Street which provides a variety of commercial and retail offers.



## Description

The site is positioned at the northern end of a row of terraced residential properties. The site for sale includes a flat roof, single-story brick-built garage to the south of the site and a hardcore parcel of land extending to approximately 96 sq.m. to the north. The topography of the site is fairly level with a slight slope to the northern section adjoining Prospect Street.



## Land and Building to the East of Bertha Street, Consett, DH8 5DZ

### Access

Road – Access is available from three site boundaries, which abut the adopted highway. This includes Bertha Street to the west of the site, Prospect Place south west of the site and Prospect Street to the North of the site. Bertha Street links to the main road known as Durham Road nearby to the North of the site. The site offers excellent links to the A691 and A692.

**Rail** – The nearest railway stations are Stocksfield Train Station located approximately 7.2 miles away and Prudhoe Train Station located approximately 7.8 miles away. Durham Train Station is located approximately 13.3 miles south east and Newcastle train station is located approximately 15 miles North East.

**Air** – The nearest airport is Newcastle Airport located approximately 18 miles North.

### Tenure and Possession

The Council owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DU285771.

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.

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 Local Planning Authority have suggested that the site would be suitable for B2/B8 - use as a personal garage for vehicular maintenance and parking.

All interested parties should make their own enquiries to the Local Planning Authority.

### Method of Sale

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

Guide price: £10,000

Offers invited.

Offers are invited on an unconditional basis.

### Closing Date

Offers must reach the Head of Legal and Democratic Services no later than **4.00pm on Monday 5th August 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 the County Council is not bound to accept the highest or indeed any offer.

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### **VAT**

All interested parties should make their own enquiries of HMRC.

### **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.

### **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.

### **Viewings**

All viewings are strictly by appointment.

### **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. The offer form and label can be provided by the agent. Offers should be made no later than the date and time stipulated on the sales particulars.

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.

### **Costs**

The purchaser will be responsible for the council's Surveyor Fees 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 the 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 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.

## Land and Building to the East of Bertha Street, Consett, DH8 5DZ

### 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 for the acquisition.

### 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.

## **Land and Building to the East of Bertha Street, Consett, DH8 5DZ**

### **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 council will need to comply with the anti - money laundering legislation and will take all necessary steps to comply with the legislation.

## Land and Building to the East of Bertha Street, Consett, DH8 5DZ

### Contacts for Further Information

#### Strategy and Property Management (Sales/Marketing)

Adam Marr  
Property Management  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UL

Telephone: 03000 267 704  
Email: [adam.marr@durham.gov.uk](mailto:adam.marr@durham.gov.uk)

Karen Easton  
Property Management  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UL

Telephone: 03000 267 027  
Email: [karen.easton@durham.gov.uk](mailto:karen.easton@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](mailto:Planning@durham.gov.uk)

## For

Land and Building to the East of  
Bertha Street, Consett, DH8 5DZ



## Subject to Contract and Council Approval

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



# Submission of Offers

Land and Building to the East of Bertha Street, Consett, DH8 5DZ

Complete/Print out  
and complete

## 1. Property

We (the buyer) confirm that we are offering to acquire the freehold interested land known as Land and Building to the East of Bertha Street, Consett, DH8 5DZ. The Property is registered with the Land Registry under title number(s): DU285771. 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:

Telephone No:

Email:

## Submission of Offers

Land and Building to the East of Bertha Street, Consett, DH8 5DZ

Complete/Print out  
and complete

### 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**

Land and Building to the East of Bertha Street, Consett, DH8 5DZ

**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:

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

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

**URGENT** - OFFER FOR LAND AND BUILDING TO THE EAST OF  
BERTHA STREET, CONSETT, DH8 5DZ

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 5TH AUGUST 2024

PLEASE  
AFFIX  
STAMP