

Allocated Employment/Commercial
Development Land Opportunity

FOR SALE

Land at Greencroft Industrial Park,
Annfield Plain, County Durham,
DH9 7BF



Allocated Employment/Commercial Development Land Opportunity.
Total Site Area of approximately 8.154-acres/3.29-hectares.

Property available as a single plot or 2 plot sale.

Plot 1 area 1.504 Acres. Plot 2 area 6.725 Acres. Guide Price From: £165,000.

Offers Invited

**Closing Date 4.00pm Monday
Monday 2nd September 2024**

**Business
Durham** 



Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

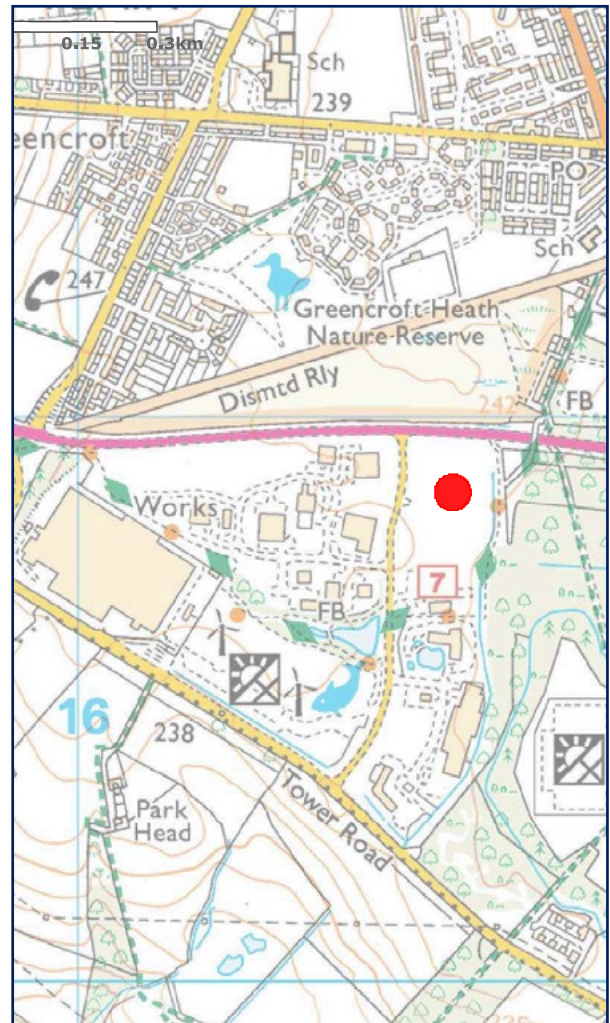
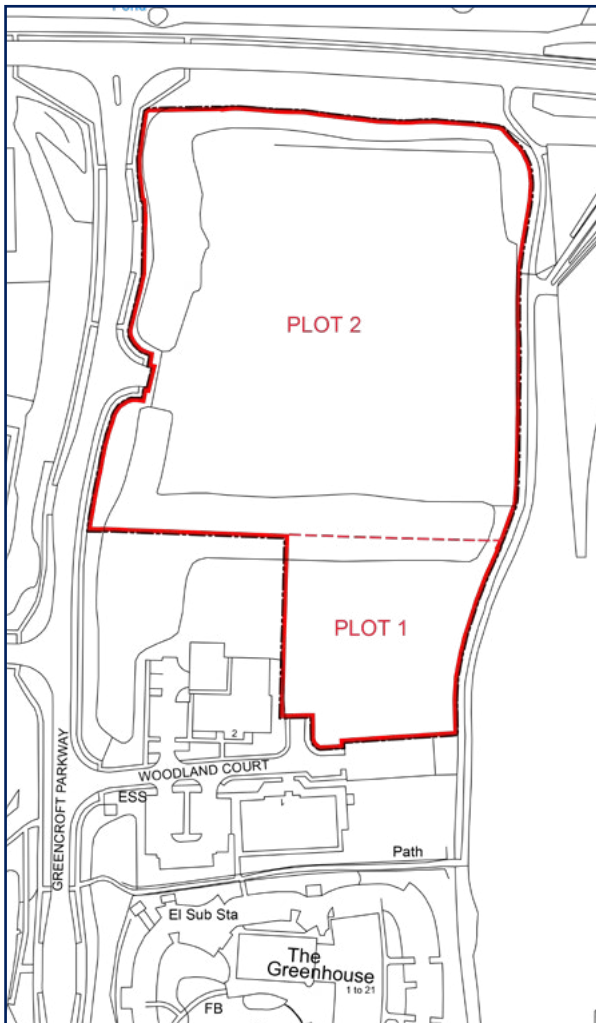
Durham County Council offers for sale by informal tender the land at Annfield Plain Greencroft Industrial Park, Stanley, DH9 7BF. The entire site including plot 1 and plot 2 extends to approximately 8.154-acres/3.29-hectares.

Location

The subject site is situated within the established industrial estate known as Greencroft Industrial Park, located to the south of the village of Annfield Plain, County Durham. Greencroft Industrial Park is a small industrial estate, developed in circa 1985, which comprises a number of light industrial units. The site is occupied by predominantly local businesses. Current occupiers within the industrial park include Karbon Homes, Lancaster Wines, Allflex Livestock Intelligence and Tosoh Quartz.

The industrial estate is well located just south of the A693, which provides access to Chester Le Street and the A1(M) at junction 63 (to the east).

The subject site sits to the north-eastern boundary of the industrial park, adjacent to McVickers Electrical Contractors, who have occupied the site since 2007.



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Communications

Road – Plot 1 has access and road frontage from Woodland Court, and Plot 2 has access and road frontage from Greencroft Parkway. In turn these roads provide access to the A693 or Tower Road.

Rail – The nearest station is located in Chester-Le-Street, which is approximately 9 miles east of the site.

Air – The nearest airports are Newcastle International Airport situated approximately 18.8 miles to the north of the site and Teesside International Airport is situated approximately 34 miles to the south of the site.

Description

The subject site comprises a vacant potential development site within Greencroft Industrial Park.

Site Conditions:

The site is comprised of entirely grassed surface, with some vegetation. A well-established tree belt divides the northern and southern portions of the site. The site can be split into two Plots. Plot 2 is located south of the tree belt and Plot 1 is located north of the tree belt. Copies of the site plans identifying the plots are contained within the information pack and are shown for illustrative purposes below.

Plot 1

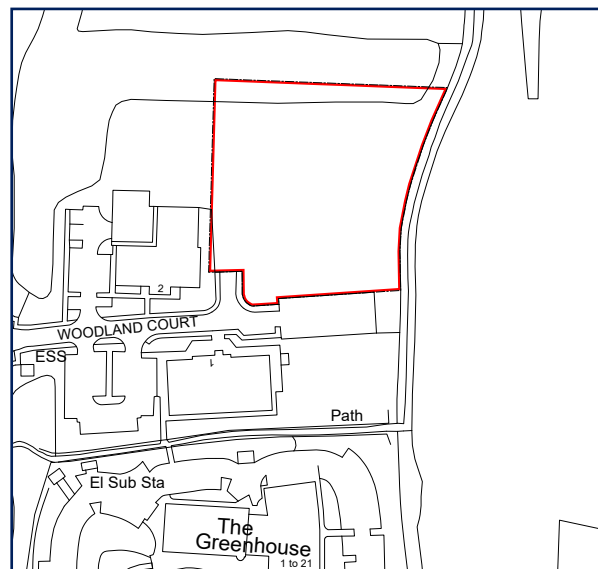
Guide price: £165,000.

Plot 1 extends to approximately 1.504 Acres or thereabouts, with access available from Woodland Court.

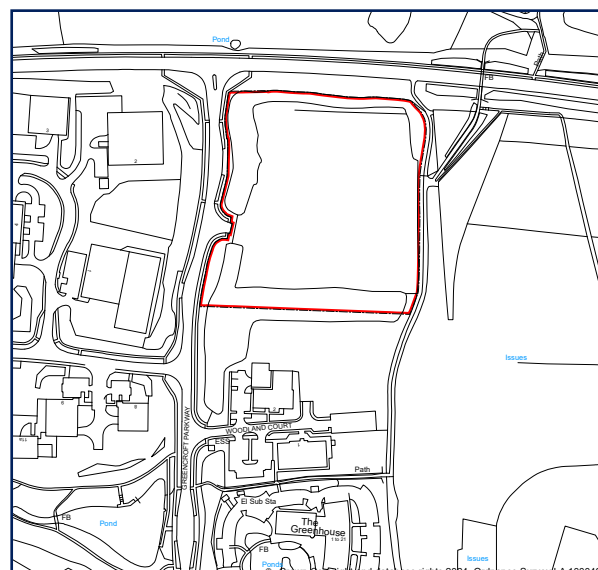
Plot 2

Guide price: £650,000.

Plot 2 extends to approximately 6.725 Acres or thereabouts, with access from Greencroft Parkway.



Plot 1



Plot 2

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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.

Planning

Within the County Durham Plan, the Site is allocated employment land (Policy 2). A copy of the relevant policy from the County Durham Plan is contained within the Information Pack.

Suitable for uses for the site could include offices, industrial, research and development of products, storage and distribution under use classes B1, B2, B8 (STP). Further planning related information is contained within the information pack.

Tenure

DCC owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry and forms part of title number: DU316095.

Vacant Possession will be provided upon completion.

Information Pack

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

Method of Sale

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

Plot 1. Guide price £165,000.

Plot 2. Guide price £650,000.



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Offers are invited for both plots combined or as single plots.

Please state within the Submission of Offers Form which parts of the site your offer relates to. Either Plot 1, Plot 2, or both plots.

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

Offer

Offers are invited via the attached Submission of Offers form and must be submitted using the attached label which should be affixed to the front of an envelope.

Completed Offer Forms can also be returned online via the NEPO Portal system.

All offers should have regard to the informal advice provided and information contained within the information pack.

Interested parties are expected to have spoken to the Local Planning Authority regarding their individual proposal(s) (contact details below).

Business Durham

Business Durham is the business support service for Durham County Council, helping to deliver more and better jobs and a strong competitive economy.

They have the knowledge and experience to guide businesses of any shape, size, and age, with access to funding, premises, and an extensive network of partners who can add to our offer. They will tailor their support package to give you the best possible guidance and practical help for your business to thrive in County Durham.

If you wish to talk to a member of the Business Durham team then please do so using the contact details below or via the link, as follows: -

www.businessdurham.co.uk/contact



Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

Closing Date

Offers must reach the Head of Legal and Democratic Services no later than **4.00pm on Monday 2nd September 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.

Viewing

Details of the viewing days are confirmed within the Information Pack. Viewings are strictly by appointment on the viewing days only.

The Site is viewable from the public (adopted) highway.

Timescales

Durham County Council expect pre-application discussions with the Local Planning Authority to commence **no later than 4 weeks** after notification that an offer is accepted subject to contract and planning consent (if applicable).

Costs

The purchaser will be responsible for the Council's Surveyor Fee based on 3% of the accepted offer price (to a minimum of £4,500) in addition the purchaser will be responsible for the Council's reasonable legal fees.

The cost of open space notice which will be borne by the purchaser (if applicable).

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 developers bid should clearly state any allowances for deductions, how calculated and their approach to Biodiversity (Note ideally by provision or other means as a financial contribution would only be considered as a last resort).

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 clearly 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

If you wish to submit an offer, then please complete (in full) the Submission of Offers form at the end of this brochure.

Please provide an indicative/schematic drawing of your proposal(s) for DCC's consideration.

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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.

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 site 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 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 site 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 site 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. 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 at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

Contacts for Further Information

Strategy and Property Management (Sales/Marketing)

Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 07741570490
Email: Leonel.ibarrola@durham.gov.uk

Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 07920819112
Email: 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

Business Durham

Business engagement
Regeneration, Economy and Growth
Durham County Council
Salvus House
Durham
DH1 5TS
Telephone: 03000 261 255
Email:
andrea.mcguigan@durham.gov.uk

For

Land at Greencroft Industrial Park,
Annfield Plain, County Durham, DH9 7BF



Subject to Contract and Council Approval

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

Submission of Offers

Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

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 site known as Land at Annfield Plain Greencroft Industrial Park, DH9 7BF. The site is registered with the Land Registry under title number(s): part DU316095. It is shown outlined in red on the site plan contained within the information pack and within the sale particulars.

Please select from the list below the plot(s) you wish to submit an offer for.

Whole site (8.229 Acres)

Plot 1 (1.504 Acres)

Plot 2 (6.725 Acres)

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 deposit.

Submission of Offers

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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:

Telephone No:

Email:

Submission of Offers

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and complete

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 (for both site acquisition and delivery). It is imperative that this information is provided to Durham County Council.

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 detail any conditions attached to your offer.

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 Local Planning Authority, in relation to the site.

12. Assumptions and Allowances

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

i. Ground Conditions and Foundation Specification

ii. Surface water and foul water drainage

Submission of Offers

Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

**Complete/Print out
and complete**

iii. Provision of services

iv. Any abnormal costs

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 for the following: -

Site Investigations

Submission of Offers

Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

**Complete/Print out
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Pre-application Enquiry (if applicable)

Board Approval (please also include board approval procedure)

Exchange of Contracts

Planning Application (submission of)

Completion

Submission of Offers

Land at Greencroft Industrial Park, Annfield Plain, County Durham, DH9 7BF

Complete/Print out
and complete

Delivery

15. Longstop Date

Please confirm your company's proposed longstop date (from the date of exchange of contracts):

16. 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:

Signed

Date

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

Offer to be submitted no later than **4.00 pm** on **Monday 2nd September 2024**.

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 LAND AT GREENCROFT INDUSTRIAL PARK,
ANNFIELD PLAIN, COUNTY DURHAM, DH9 7BF

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 4.00pm. ON MONDAY 2ND SEPTEMBER 2024