

Residential Development Land

# FOR SALE

Site of former Impact Centre,  
Murton, County Durham,  
SR7 9LX



Vacant site with potential for residential development. Site extends to approximately 1.55-acres (0.63-hectares).

**Offers Invited**

**Closing Date 4.00pm  
Monday 25th November 2024**



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

Durham County Council ('DCC') offers for sale by informal tender the site of the former Impact Centre. The site, in total, extends to approximately 1.55-acres (0.63-hectares).

### Location

The village of Murton is within the administrative area of Durham County Council. It has a population of approximately 4,534 (2011 Census).

The village has a range of facilities and amenities including (but not limited to) Holy Trinity Church, St. Josephs Church, St. Josephs Primary School, Pharmacy, local, regional and national shops and convenience stores, fuel station, Dalton Park shopping outlet, sports clubs and care homes.

It is located to the immediate west of the A19 Trunk Road. Seaham is approximately 3.8-miles to the north-east, Sunderland is approximately 9.9-miles to the north, Durham is approximately 9.8-miles to the west and Hartlepool is approximately 15.1-miles to the south-east.

### Communications

**Road** - The site has road frontage to Barnes Road, to the south, with access also being potentially achievable via Glebe View, to the east, subject to approval. In turn these roads link to the A19, which runs along the eastern edge of the village. The A19 offers connections to Peterlee to the south, and Sunderland to the north.

**Rail** - Durham Railway Station (approximately 9.8 miles to the south-west) provides routes to Newcastle upon Tyne, to the north and to Darlington, to the south. The newly opened Horden Railway Station also provides coastal services between Newcastle, Sunderland and Middlesbrough.

**Air** - Newcastle Airport is located approximately 27.7-miles to the north-west. It provides scheduled and chartered flights to a range of national and international destinations.



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### Site

The site is situated on the outskirts of Murton, with approximately 2 acres of open space directly adjacent to the west. There is housing located to the east of the site under the street name 'Glebe View', as well as parking located to the north which is used for the community centre.

### Description

The site comprises an area which was formerly occupied by Murton Primary School with brownfield land situated to the north where the school building was previously located, and greenfield land to the south. Approximately half of the site has been previously developed and the remainder of the site is laid to grass with areas of mature planting/trees. The school was closed in July 2012 and was subsequently demolished in April 2019. The site was covered in top soil and laid to grass.

The site is fairly regular in shape with palisade and timber fencing binding the site. Access is potentially available from the eastern and southern boundaries.

### Planning

For the avoidance of doubt, the site is not subject of planning permission for development. It will be the responsibility of the successful party to procure a planning permission for development.

### Pre-application Advice Report

On 27th February 2024, Durham County Council Planning Team issued a Pre-application Advice Report, which details the potential for the development of the site.

The report concludes: -

*'In conclusion, it is considered that it is likely that residential development could be considered acceptable on the site subject to compliance with policy 6 and 26 of the CDP as well as other relevant polices. Further information can be provided upon receipt of a detailed scheme.'*

A copy of the report can be found within the Information Pack.

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



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### Strategic Housing Land Availability Assessment

The site was assessed as amber (5/ MU/12) in the council's 2019 Strategic Housing Land Availability Assessment (SHLAA). As previously developed land, the site was considered to be suitable for residential development with a potential yield of approximately 17 dwellings.

A copy of the assessment is contained within the Information Pack.

### Technical Housing Standards

Policy 29 of the County Durham Plan confirms that all new residential development will be required to comply with the Nationally Described Space Standards ('NDSS'). A copy of the NDSS is available in the Information Pack.

Any interested party should satisfy themselves on planning requirements and proposed uses for the site. For enquiries please contact Planning on [planning@durham.gov.uk](mailto:planning@durham.gov.uk)



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### Tenure and Possession

DCC owns the free (title absolute) of the site being offered for sale. It is registered with the Land Registry under the title numbers: DU72692 & DU51563.

### 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.

### Method of Sale

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

### Price on application/offers invited

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

### Closing Date

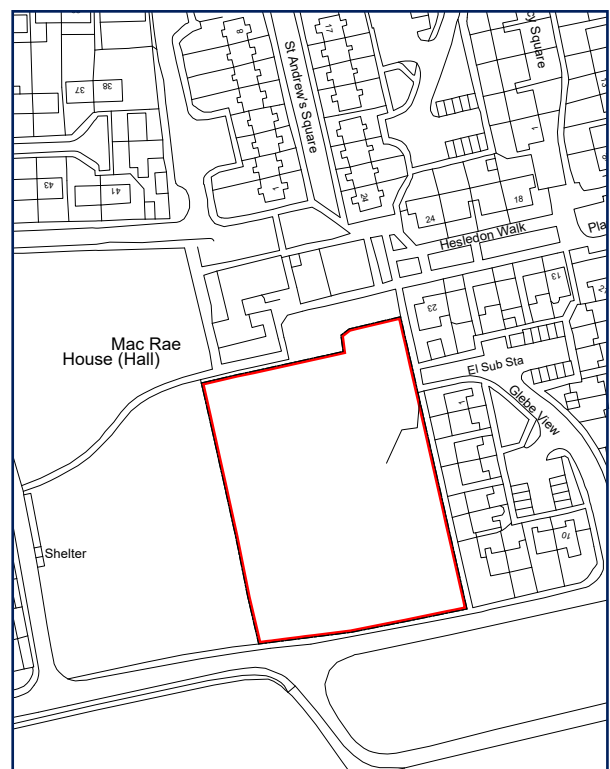
Offers must reach the Head of Legal and Democratic Services no later than 4:00pm on **Monday 25th November 2024**.

### 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. 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.



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### 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.

### Additional Information

**An electronic information pack is available upon request.**

The information pack contains the location and site plans, utilities plans, Pre-application Advice Report, topographical survey and other site related 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](http://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.

Offer forms can also be submitted in hard copy, using the address label attached to the bottom of the submission of offers form.

### 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.

## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### 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 earliest available date. Interested parties will be notified of the Council's decision as soon as possible after that time.



## **Site of former Impact Centre, Murton, County Durham, SR7 9LX**

### **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 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.



## Site of former Impact Centre, Murton, County Durham, SR7 9LX

### Contacts for Further Information

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

Adam Marr  
Property Management  
Regeneration, Economy and Growth  
Durham County Council

Corten House  
Dunholme Close  
Aykley heads  
Durham  
DH1 5WB

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

Corten House  
Dunholme Close  
Aykley heads  
Durham  
DH1 5WB

Telephone: 07920819112  
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)

#### Spatial Policy

Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UQ

Telephone: 03000 261 907

Email: [Spatialpolicy@durham.gov.uk](mailto:Spatialpolicy@durham.gov.uk)

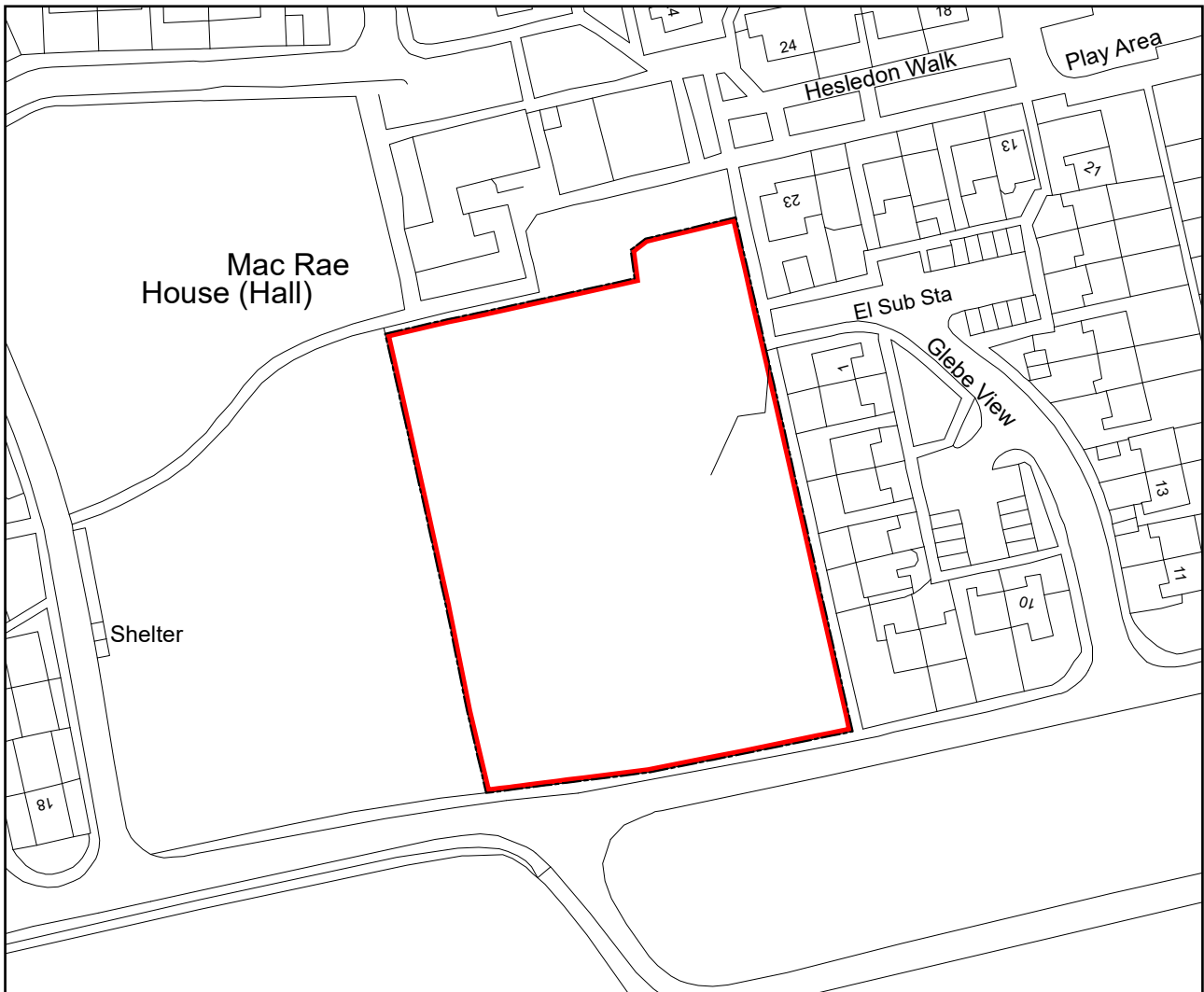
#### Highways

Highway Development Management,  
Transport  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UL

Telephone: 03000 267 109

**For**

Site of former Impact Centre,  
Murton, County Durham, SR7 9LX



**Subject to Contract and Council Approval**

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

# Submission of Offers

Site of former Impact Centre, Murton, County Durham, SR7 9LX

Complete/Print out  
and complete

Durham County Council requests that perspective buyers submit their proposals for the site by no later than 4:00 pm **Monday 25th November 2024**.

## 1. Site

We (the buyer) confirm that we are offering to acquire the site known as the former Impact Centre, Murton, County Durham, SR7 9LX. The site is registered with the Land Registry under title number(s): DU72692 and DU51563. It is shown outlined in red on the site plan contained within the information pack and within the sales 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 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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Complete/Print out  
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.

### 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: -

## 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 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. Ground Conditions and Foundation Specification

## **Submission of Offers**

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**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) (if applicable)

## 14. Information Pack

Please confirm that you have read and understood the information provided 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

Site of former Impact Centre, Murton, County Durham, SR7 9LX

Pre-application Enquiry (if applicable)

Site Investigations

Planning Application (submission of)

Completion

Delivery

## **Submission of Offers**

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**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:

Offer to be submitted no later than **4:00 pm Monday 25th November 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 SITE OF FORMER IMPACT CENTRE, MURTON,  
COUNTY DURHAM, SR7 9LX

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. MONDAY 25TH NOVEMBER 2024

PLEASE  
AFFIX  
STAMP