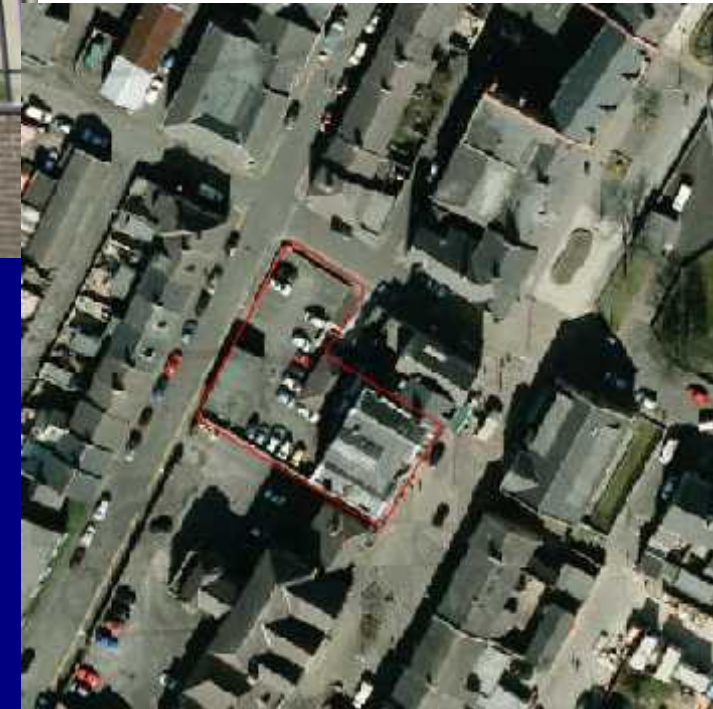


PROPERTY FOR SALE

STANLEY FORMER CUSTOMER ACCESS POINT

FRONT STREET, STANLEY, CO DURHAM DH9 0ST

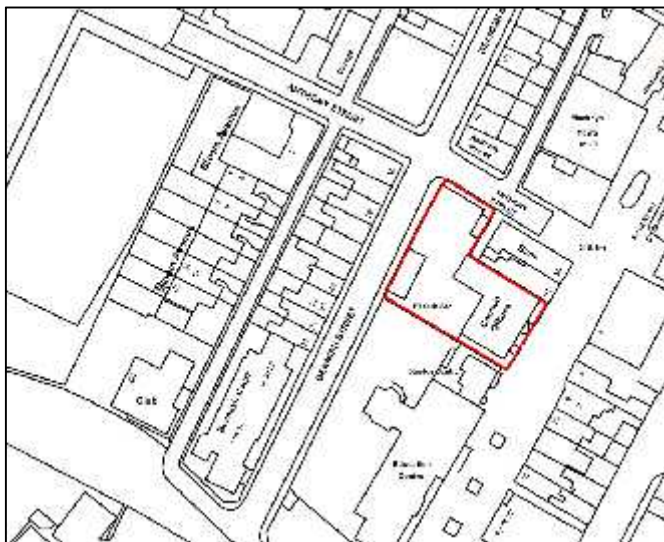


Stanley Former Customer Access Point is available to the market for sale for community, retail, leisure, office & residential uses.

The Gross Internal Area of the property is 877.59 sq m (9,446 sq f)
with a site area of 0.115 Hectares (0.28 acres)

OFFERS INVITED

CLOSING DATE 27TH FEBRUARY 2017



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Durham County Council offers for sale by informal tender Stanley Former Customer Access Point amounting to 0.1115 hectares (0.28 acres) or thereabouts of land and Gross internal area of 877.59 sq m (9,446 sq ft).

The schedule of Property is as follows –

	Gross internal areas	Net internal areas
Basement	286.85 sq m / 3,087 sq ft	171.25 sq m / 1,843 sq ft
Ground Floor	205.32 sq m / 2,210 sq ft	148.55 sq m / 1,599 sq ft
First Floor	216.73 sq m / 2,333 sq ft	168.89 sq m / 1,818 sq ft
Second Floor	168.72 sq m / 1,816 sq ft	141.51 sq m / 1,523 sq ft
Total GIA	877.59 sq m / 9,446 sq ft	630.20 sq m / 6,783 sq ft



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LOCATION

The subject property is located in Stanley town centre and is situated close to the A693 and one way system with road links to Newcastle, Chester le Street and Durham. There are a range of shops and services nearby.

Stanley is situated 10 miles South West of Newcastle upon Tyne and approximately North West of Durham. It is located at the intersection of the A693, A6076. The A693 links directly onto the A1 (M) some five miles to the east of Chester-Le-Street providing good links throughout the region.

DESCRIPTION

The property comprises a late Victorian Grade II Listed building. It was constructed as a Town Hall with accommodation over 4 floors including the basement. A single storey extension has been provided to the rear where the Registrar's office was formerly located.

Externally there is an off street car park included in the red line area to the rear of the property with 15 spaces or thereabouts.

COVENANTS

At the rear there is a covenant over a section of the car park preventing more than one property to be constructed. It is our understanding that this area also has a right of access for parking in favour of another commercial property on Anthony Street, Stanley.

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.

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/tenants to confirm the extent of the services, their availability and suitability, with the relevant utility service providers.

ACCESS

As Stanley Front Street has been pedestrianised, there is no vehicular access to the front of the building. However at the rear of the building there is a car park. There is a rear access into the basement level of the original Victorian building.

PLANNING

Informal planning advice has been obtained and the main building is a grade II listed building. Listed building consent may not be required for Changes of Use but if more comprehensive re-development is proposed, the physical alterations will most likely require listed building consent as well as a standard planning application. Details of such proposals should be forwarded to the Northern Area Planning Team for pre-application consultation – see contacts details below.

Demolition for redevelopment of the main building is unlikely to be considered appropriate. In terms of National Planning Policy context the local planning authority will encourage town centre uses such as community, retail, leisure, office and residential. In terms of local planning guidance Stanley Town Centre Masterplan is an adopted planning policy framework. Though not compulsory, the masterplan forms part of the material considerations relevant for planning applications within the town centre.

There are parking restrictions on the surrounding Anthony and Beamish Street. There is also an area of adopted highway (footway) enclosed within the site boundary on the south west side of Anthony Street. This would remain as part of the highway regardless of the future use of the site.

TENURE

Building and land will be sold as Freehold.

An electricity substation is located in the rear car park. The area of the substation is 70 m² or thereabouts. This is part of wider portfolio lease agreement between the Council and Northern Power Grid (NEDL). Further details can be made available on request.

VAT

Any offers will be deemed exclusive of VAT

OFFER

Offers are invited on the attached offer forms 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 Planning Department regarding their individual scheme.

CLOSING DATE

Offers must reach the Head of Legal and Democratic Services by 4.00 pm on Monday 27th February 2017.

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.

VIEWING

Please contact James Roy on telephone number (03000) 267055 or email james.roy@durham.gov.uk regarding arrangements to view the property.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

TIMESCALES

Durham County Council expect pre-application advice and building survey to have commenced **no later than 4 weeks** after notification that an offer is accepted.

On acceptance of any offer the transaction proceeds subject to contract. Contract exchange will only take place once site investigations/ building surveys have been completed and agreed.

COSTS

Sale

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.

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

SUPPORTING INFORMATION

For a Freehold Purchase:-

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 not only for the acquisition, but also any refurbishment proposed;

Description of the proposals and where relevant any indicative drawing(s) (minimum scale 1:500);

Details of the overall timescale required to complete the transaction.

STANLEY FORMER CUSTOMER ACCESS POINT



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.

The purchaser will be required to complete the purchase within 4 weeks of planning consent being granted. 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.

CONTACTS FOR FURTHER INFORMATION

Asset Management (Sales/Marketing)

Phillip Quigley
Estate Management
Asset Management
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 267046
Email phillip.quigley@durham.gov.uk

Planning

Regeneration and Local Services
Planning Development (North)
County Hall
Durham
DH1 5UL
Telephone: 03000 262 830/Email: dmnorth@durham.gov.uk

Spatial Policy

Thomas Bennett
Spatial Policy
Regeneration and Economic Development
County Hall
Durham
DH1 5UQ
Telephone: 03000 261907

Highways

Highway Development Management, Transport,
Regeneration and Local Services
Durham County Council, County Hall
Durham, DH1 5UQ
Telephone: 03000 267109

STANLEY FORMER CUSTOMER ACCESS POINT

SUBJECT TO CONTRACT & COUNCIL APPROVAL

Head of Legal and Democratic Services

Durham County Council

County Hall

Durham

DH1 5UL

1. I hereby offer the sum of £ _____
Amount in words _____
_____ for the above property
The fees payable by the purchaser will be 3% (minimum of £1,000) based on the offer detailed above in addition to legal costs

2. In the event of my offer being accepted the solicitor appointed to act on my behalf will be

In the event of my offer being accepted I agree to submit (if considered necessary by Durham County Council) a planning application for change of use. This application will be submitted within 4 weeks of receipt of offer acceptance and failure to comply may result in withdrawal of the offer by Durham County Council.

3. Intentions for the site _____

4. Signed _____
Date _____
Full Name _____
Address _____

Email address _____

Daytime Tel No _____

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

This offer must be returned to the Head of Legal and Democratic Services by no later than 4.00 pm on Monday 27th February 2017

PLEASE
AFFIX
STAMP

URGENT - OFFER FOR Stanley Farmer, Customer Access Point,
Front Street, Stanley, DH1 0ST

HEAD OF LEGAL & DEMOCRATIC SERVICES
DURHAM COUNTY COUNCIL
COUNTY HALL
DURHAM
DH1 5UL

COMPLETED OFFER FORMS SHOULD REACH COUNTY HALL
NO LATER THAN 4p.m. ON Monday 27th February 2017

ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL