

DEVELOPMENT/CONVERSION OPPORTUNITY FOR SALE

CROFT STREET OFFICES

CROFT STREET, CROOK, CO DURHAM, DL15 8QF



Suitable for Use Class B1 (Business), D1 (Non Residential Institutions) and D2 (Assembly and Leisure) including office and leisure activities.

Residential development may also be considered (Subject to Planning Permission)

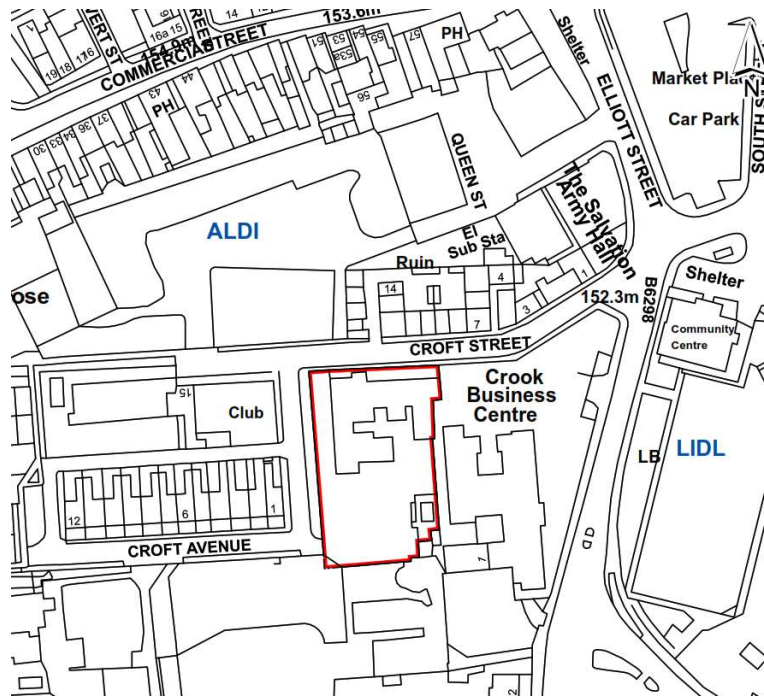
The property has a site area of 0.22 Ha (0.55 acres) approx

(INTERNAL INSPECTIONS NOT AVAILABLE)

OFFERS INVITED

CLOSING DATE MONDAY 11th November 2019

CROOK CROFT STREET OFFICES



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Durham County Council offers for sale Crook Croft Street Offices with a site area of 0.22 hectares (0.55 acres)

LOCATION

The property is a former Administrative Office located adjacent to Croft Business Centre, Crook and opposite a new Aldi under construction and close to the Town Centre.

DESCRIPTION

The site was formerly used as a back office staff function and comprises a range of stone built buildings with pitched slated roofs.

The Property has a gross internal area of approximately 567.65 sq m. (6,110 Sq Ft.)

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.

ACCESS

Access to the site will be taken off Croft Street or Croft Avenue. The site has adopted highway to the west and north of the plot. There is one Street Light mounted on a Northern Powergrid wooden pole close to the boundary of the site. If the pole is affected by any proposal the applicant will need to speak to Northern Powergrid directly regarding the relocation of the pole.

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

COVENANTS

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 Councils Planning Department have indicated that the site is suitable for a range of uses. This would include those within use class B1 (Business), D1 (Non Residential Institutions) and D2 (Assembly and Leisure) including office and leisure activities. Appropriate residential development may also be considered subject to planning consent. It is advisable to contact the Councils Planning Department for pre application advice at an early stage to discuss any proposal.

TENURE

Land will be sold as Freehold.

VAT

Any offers will be deemed exclusive of VAT

CLOSING DATE

Completed Offer Forms must be returned via the NEPO Portal system no later than 4.00 pm on Monday 11th November 2019.

VIEWING

Please note that there will be no internal viewings of the property due to its current condition.

Please contact Robert Patterson on telephone number (03000) 267017 or email robert.patterson@durham.gov.uk or Daniel Knowd on telephone (03000) 267703 or email daniel.knowd@durham.gov.uk for further information regarding the property.

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 the submission will be classed as late and will not be accepted.

In the event that a bidding organisation is unable to submit a bid through the NEPO Portal system as a result of a problem with the NEPO Portal system, bidders must contact the NEPO Portal administrators to report the issue immediately and prior to the submission deadline. 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

TIMESCALES

Durham County Council expect pre-application discussions to commence **no later than 4 weeks** after notification that an offer is accepted if a change of use is required.

Contract exchange will only take place once site investigations have been completed and agreed and a full planning application submitted.

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.

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

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;

Refurbishment or redevelopment proposals should be accompanied by a scheme plan together with full details of the proposed development.

Details of the overall timescale required to complete the transaction.

CROOK CROFT STREET OFFICES

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 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 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

Property Management

Robert Patterson Bsc FRICS
Corporate Property and Land
County Hall
Durham
DH1 5UL

Telephone: 03000 267017/Email: robert.patterson@durham.gov.uk

Planning

Planning Development
Regeneration and Local Services
County Hall,
Durham
DH1 5UL

Telephone: 03000 262830/Email: planning@durham.gov.uk

Spatial Policy

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

Highways

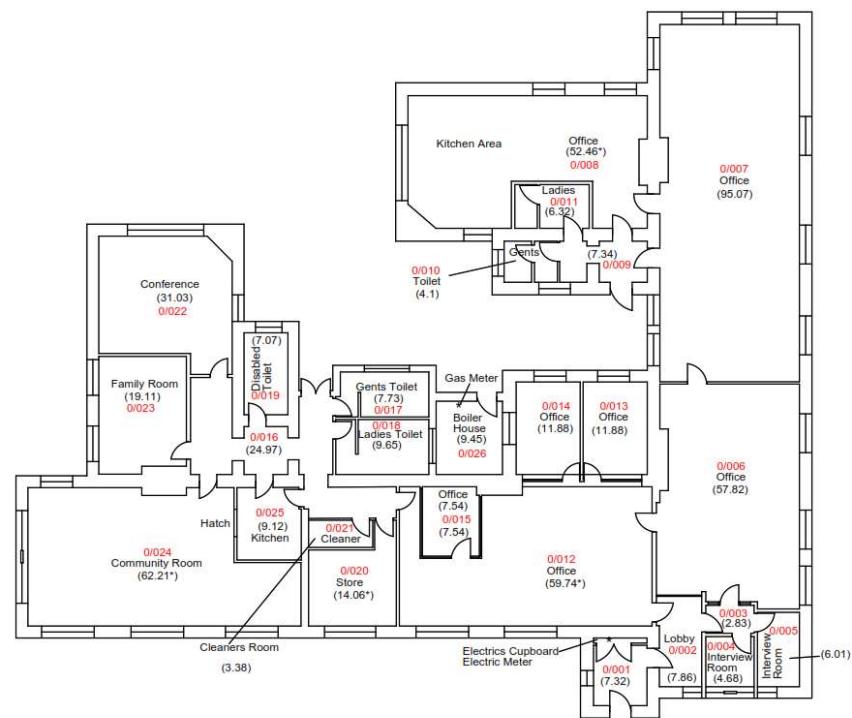
David Stewart, Principal Engineer
Highway Development Management, Transport
County Hall
Durham
DH1 5UL
Telephone: 03000 267111/david.stewart@durham.gov.uk

Drainage

Brian Weatherall, Senior Area Drainage Engineer
Durham County Council
Green Lane Council Offices
Green Lane
Spennymoor
DL16 6JQ
Telephone: 03000 264649/Email: brian.weatherall@durham.gov.uk



Rear of Building



Main Entrance

Front of Building

This Plan has been prepared by the County Council for Record Purposes Only. Whilst every care has been taken to ensure that the plan is as accurate as possible, Durham County Council cannot accept any responsibility for any loss or damage which may arise or result from any errors or omissions and it should be noted that the plan has been prepared for a specific purpose and there are risks in using the plan for any other purposes.

The plans should not be copied without the written permission of The Director of Corporate Services.

The Contractor is responsible for verifications of Dimensions on the site.

CROOK CROFT STREET OFFICE

UPRN: 0356S01

Scale : 1/200

Plan Ref: 0356S01B01 Date: 10/04/2018



IAN THOMPSON
REGENERATION AND LOCAL
SERVICES
COUNTY HALL, DURHAM DH1 5UL
TEL 03000 260 000
ASSET MANAGEMENT DIVISION