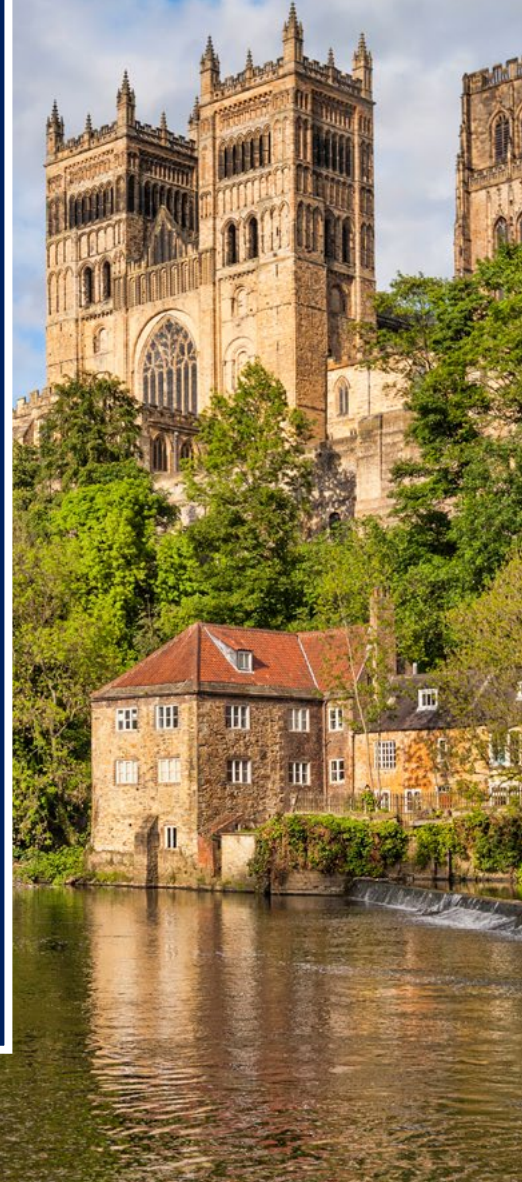


Development Opportunity

FOR SALE

Land and Building north of
Front Street, Stanley,
County Durham DH9 0NA



Property extends to approximately 0.43-acres
(Building GIFA: c.16,750 sq. ft.)

Development Opportunity - suitable for a range of uses, including
continued community use (STP)

Offers Invited

Closing Date 4.00pm
Monday 26th February 2024



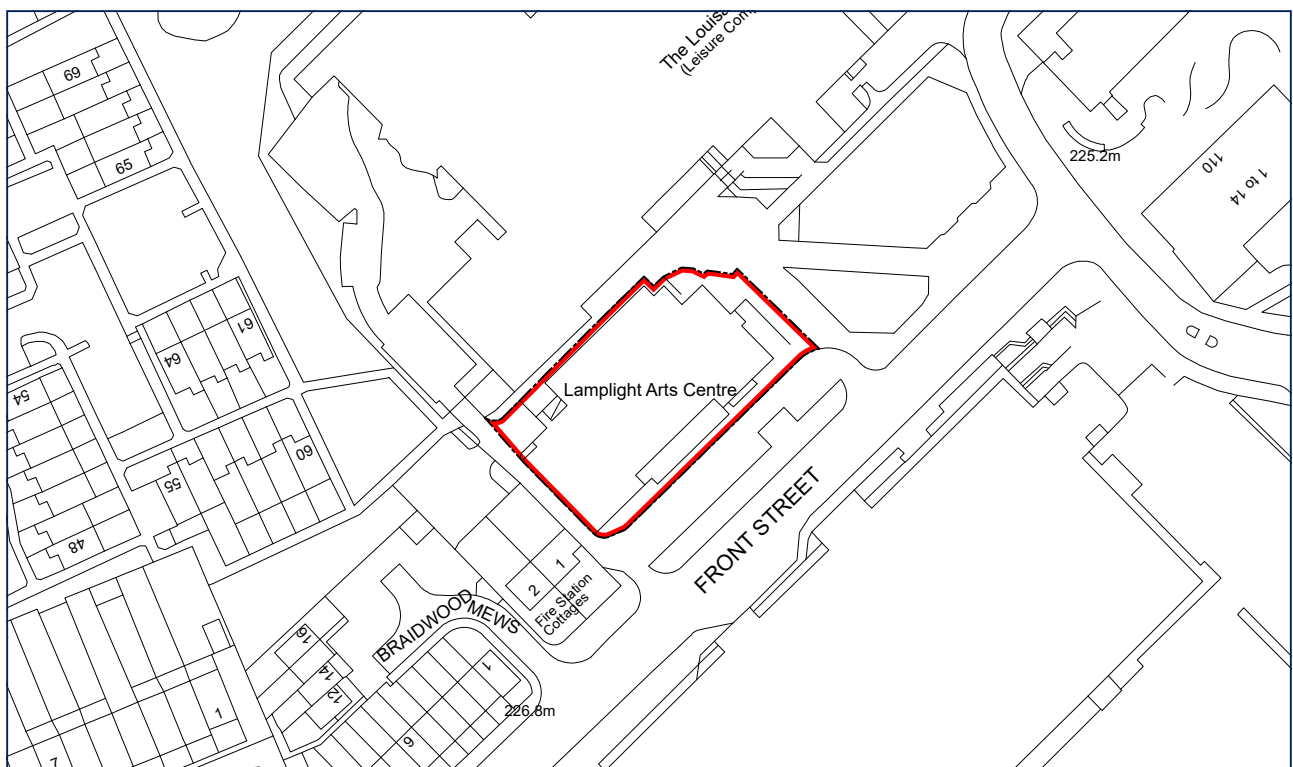
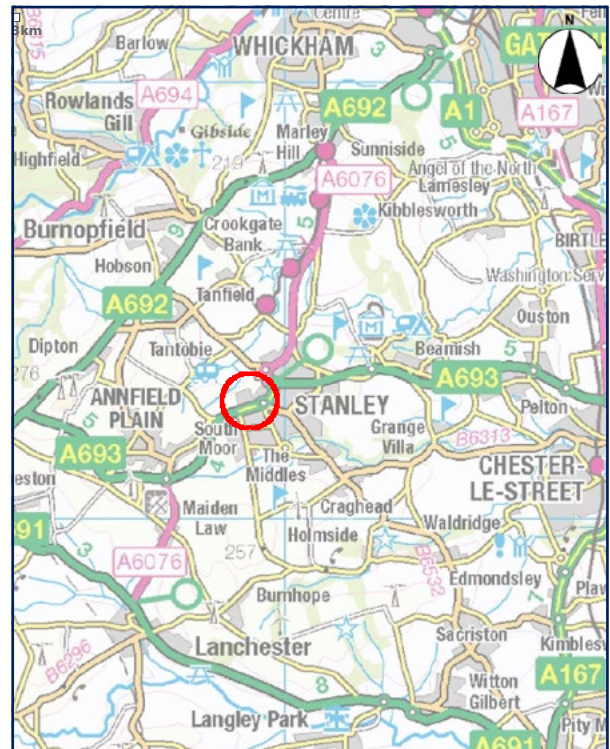
Land and Building north of Front Street, Stanley, County Durham DH9 0NA

Durham County Council offers for sale by informal tender the former Civic Hall (Lamplight Centre) and surrounding grounds, Front Street, Stanley. The Property, in total, extends to approximately 0.43-acres.

Location

The subject Property is located within the Leisure and Civic Quarter of the town centre of Stanley. The town has a resident population of approximately 31,000 and benefits from a good range of facilities and amenities.

Stanley is centred on a hilltop between Chester-le-Street (approximately 6-miles to the east) and Consett (approximately 7.3-miles to the west). Stanley was formerly divided into three distinct settlements – the main town of West Stanley and the mining villages of East Stanley and South Stanley. Through a process of gradual expansion, these have become amalgamated into one town, with East and South Stanley no longer officially used as town names (although they are still recognised colloquially).



(for identification purposes only. Not to scale and not to be relied on)

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Access

Road – The Property has road frontage and access to the south, from Front Street. In turn this road links to the A693 which forms the primary highway into and out of Stanley on an east-west axis.

Rail – Durham Railway Station is located approximately 9-miles to the south-east. It provides mainline services to Newcastle-upon-Tyne, to the north and Darlington, York and London, to the south.

Air – Newcastle International Airport is located approximately 16.7 miles to the north. It provides scheduled and chartered flights to a range of national and international destinations.

Description

The Property was built in 1961. It is built with a traditional double skin external brick wall with a hipped roof. It fronts on to Front Street, which is the primary thoroughfare through the town centre. The Property is bound by the Louisa Centre (Leisure Centre) to the north and highway and public realm to the south, east and west.

Planning

Pre-application planning advice has been sought from the Local Planning Authority ('LPA'). It confirms that the LPA would, in principle, support a continued use of the Property for community purposes. It suggests that proposals for residential uses would likely be deemed contrary to planning policy and thus, are unlikely to be supported.

The Stanley Masterplan was adopted by DCC in November 2021. It sets out the vision, recommendations and an implementation plan for Stanley town centre and the surrounding area.

A copy of the Pre-application Report

along with the Stanley Masterplan is available within the Information Pack (see below)

Tenure

DCC owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DU254386.

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.

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.

VAT

Any offers will be deemed exclusive of VAT.

Information Pack

An Information Pack is available on request. Please contact us to request the dropbox link.

Method of Sale

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

Offers invited.

Offers are invited on an unconditional or conditional basis (conditional on grant of planning permission).

Both freehold and leasehold bids will be considered.

Land and Building north of Front Street, Stanley, County Durham DH9 0NA

Closing Date

Offers must reach the Head of Legal and Democratic Services no later **4.00pm** on **Monday 26th February 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.

Offer

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

All offers should have regard to *but not limited to) the informal advice provided and details within the Information Pack and make the due allowance in their bid. Interested parties are expected to have spoken to the Planning Department regarding their individual scheme (if applicable).

Viewing

All viewings are strictly by appointment only and interested parties are not to visit the Property unaccompanied.



Local Government Act

The purchaser should be aware 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

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.

Land and Building north of Front Street, Stanley, County Durham DH9 0NA

Costs

The purchaser will be responsible for the Council's Surveyor Fee based on 3% of the accepted offer price (to a minimum of £2,500) 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 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 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.

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.

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 redevelopment/refurbishment proposed including proposed timescales.

Supporting Information

Details of the person(s) or company/ person required within your bid:

1. Any company should include details of the full company name, registration number, registered address and contact details for the individual submitting the offer.
2. For individuals, you should include details of your name, address and contact details, plus a certified copy of a passport and a utility bill (last 3 months)
3. The applicant must provide detailed information to confirm their funding arrangements not only for the acquisition, but also any development proposed; ie Bank statement and or mortgage details.
4. Details of the overall timescale required to complete the transaction.

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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

If applicable, 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 to impose a Clawback provision in the event that a subsequent planning consent enhances the value of the Property 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 and Building north of Front Street, Stanley, County Durham DH9 0NA

Contacts for Further Information

Strategy and Property Management (Sales/Marketing)

Jack Sellick MRICS
Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 07585 126867
Email: jack.sellick@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



Submission of Offers

Complete/Print out
and complete

For

Land and Building north of Front Street,
Stanley, County Durham DH9 0NA



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 north of Front Street, Stanley, County Durham DH9 0NA

Complete/Print out
and complete

1. Property

We (the buyer) confirm that we are offering to acquire the [freehold/leasehold] interested (**please circle**) Property known as Land and Building north of Front Street, Stanley, Co. Durham DH9 0NA. The Property is registered with the Land Registry under title number(s): DU254386. 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 £2,500 (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 (if applicable):

Telephone No:

Email:

Submission of Offers

Land and Building north of Front Street, Stanley, County Durham DH9 0NA

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 north of Front Street, Stanley, County Durham DH9 0NA

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.

Please provide the Seller with a Business Case, which clearly shows your proposals and intentions with the Property. The Business Case should outline the following matters:

- Reasoning/rationale
- Business options
- Expected benefits/dis-benefits
- Timescales
- Costs
- Investment appraisal
- Risk

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

URGENT - OFFER FOR LAND AND BUILDING NORTH OF FRONT STREET,
STANLEY, COUNTY DURHAM DH9 0NA

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 26TH FEBRUARY 2024

PLEASE
AFFIX
STAMP