

Residential Development  
Opportunity

# FOR SALE

Land at Muirfield Close, Consett,  
County Durham DH8 5XE



Potential residential development site  
(suitable for approximately 20 dwellings).  
Site extends to approximately 3.47 acres (1.4 hectares)

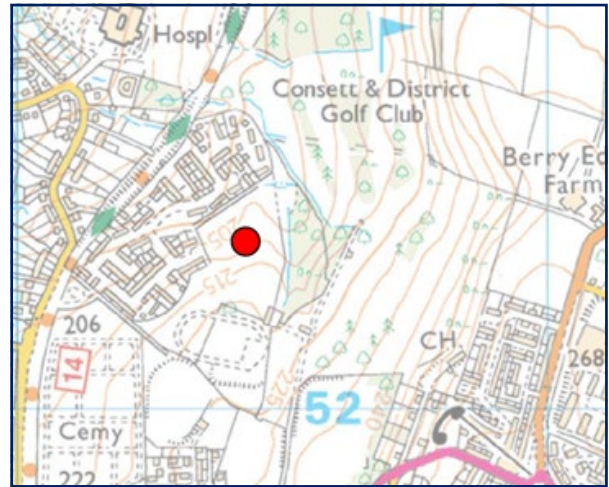
**Offers Invited**

**Closing Date 4.00pm  
Monday 27th March 2023**



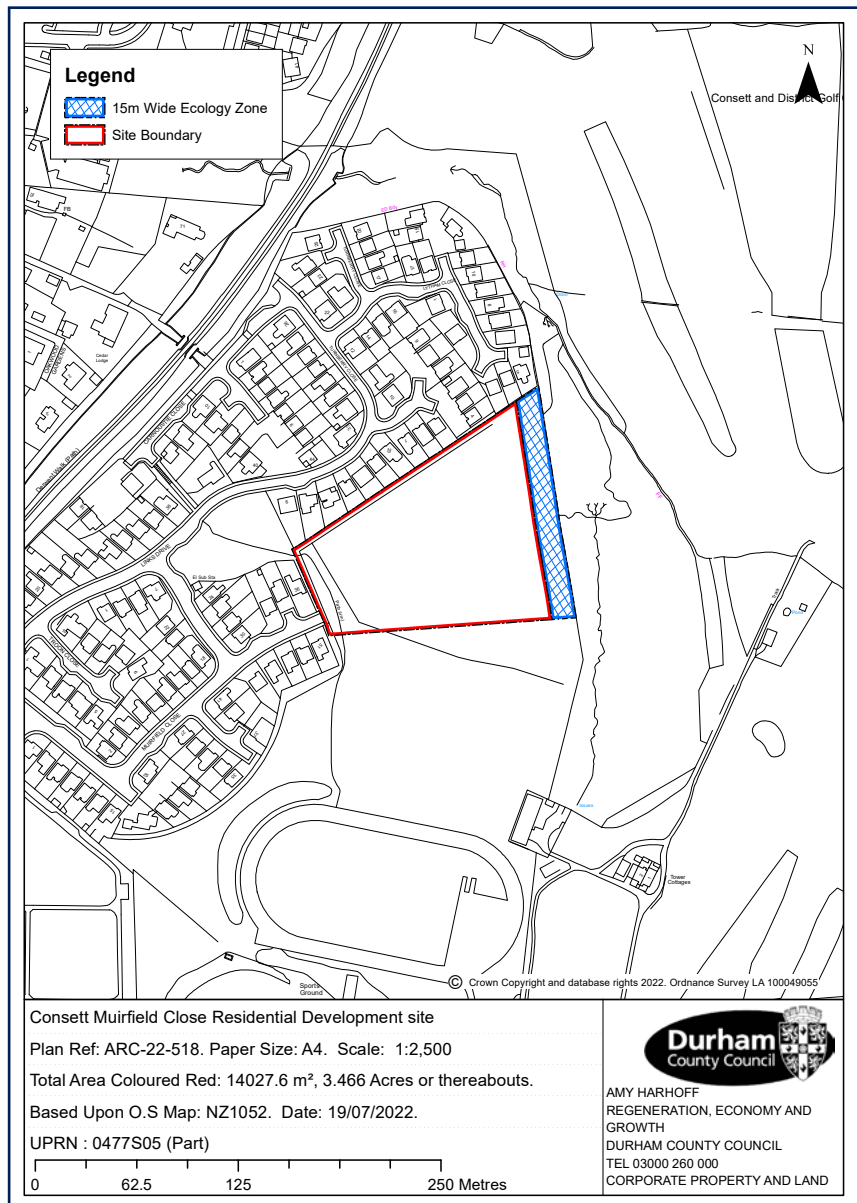
# Land at Muirfield Close, Consett, County Durham DH8 5XE

Durham County Council ('DCC') offers for sale a residential development site Muirfield Close, Consett subject to detailed planning consent and development brief amounting to 1.63 HA, 3.987 Acres (gross area) 1.4 HA, 3.466 Acres (net development area) or thereabouts. A 15metre 'Ecology Buffer Zone' ('EBZ') with approximate boundary is hatched blue on the associated plan. The plan is provided for indicative purposes only. It is not to scale and is not to be relied upon.



## Location

The site is located adjoining the Links Estate, a modern housing scheme completed in the 1990s. Shotley Bridge is located to the west and Consett main town centre some 1.5km to the South.



## Land at Muirfield Close, Consett, County Durham DH8 5XE

### Description

This greenfield site has an elevated and sloping topography broadly from south to north and east.

### 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

The main highways access will be taken from the adjacent Links Estate via Muirfield Close.

### Site Conditions

It is understood the site has historically been subject to underground mining with the Brockwell seam at circa 13m below ground level and the deeper Victoria seam. Preliminary advice based on bore holes suggests a foundation design solution of strip or pad foundations at a depth of 1.2mbgl would be appropriate. Developers should rely on their own calculations. Some field drainage has been installed to the northern boundary.

### 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.

The EBZ will be subject to a restrictive covenant that the site will be converted to scrub land and maintained in accordance

with an agreed Management Plan. The Eastern net development boundary will be fenced with close boarded fencing (minimum height 2m) and with no garden gates or public access into the EBZ. Furthermore, the selected developer is to erect a security fence (at its own cost) along the boundary with the golf course, to the east.

### Planning

The DCC Planning Department have indicated that the site is suitable for residential development subject to detailed planning consent. Developers should have full regard to the Development Brief dated November 2022.

This site is a housing allocation (reference H17) under Policy 4 of the County Durham Plan. Taking into account the site characteristics a scheme of around 20 dwellings is achievable for this site. Please note the requirement for a 15-metre ecology buffer to the eastern part of the site adjoining the ancient woodland, wetland and the golf course beyond.

It is understood that Section 106 contributions may be required for the following: -

- Healthcare
- Open space
- Education
- Biodiversity
- Affordable housing (on-site)

The financial contributions are currently unknown.

Development proposals should comply with the detailed requirements of the County Durham Plan, including for example provision of affordable housing,

## Land at Muirfield Close, Consett, County Durham DH8 5XE

meeting minimum internal space standards and accessibility standards. Further details are included in the Development Brief.

Formal pre-application discussions with Planning are recommended.

### Tenure

DCC owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under the title number: part DU282331 and part DU210667.

Land will be sold as Freehold conditional upon the receipt of a detailed planning permission in accordance with an agreed layout scheme to the satisfaction of both DCC and the developer.

### VAT

Any offers will be deemed exclusive of VAT.

### Additional Information

Information Pack held online in a dataroom. Further details on request.

### Offer

Completed Offer Forms must be returned via the NEPO Portal system no later than **4.00pm** on *Monday 27th March 2023*. If there are any problems using the NEPO Portal system completed offer forms should be submitted using the attached label which should be affixed to the front of an envelope.

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.

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.

### Viewing

Please note that the site is open for inspection but a licence will be required to be entered into for any site investigations. Please be aware that if you are entering the site without a DCC representative present then you are doing so at your own risk.

Please contact Robert Patterson on telephone number **03000 267 017** or email [robert.patterson@durham.gov.uk](mailto:robert.patterson@durham.gov.uk) or [stephen.grundy@durham.gov.uk](mailto:stephen.grundy@durham.gov.uk) for further information regarding the site.

### Timescales

Durham County Council expect pre-application discussions to commence no later than 4 weeks after notification that an offer is accepted subject to contract and planning consent.

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

## Land at Muirfield Close, Consett, County Durham DH8 5XE

### 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

Details of the person(s) or company that is offering to purchase the freehold interest.

1. Any company should include details of the full company name, registration number, registered address, certificate of incorporation 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
5. An indicative site layout plan must be submitted with the financial offer to be a compliant bid.
6. Details of the overall timescale proposed to complete the transaction from receipt of legal documentation by the purchasers solicitors.

## **Land at Muirfield Close, Consett, County Durham DH8 5XE**

### **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 Muirfield Close, Consett, County Durham DH8 5XE

### Contacts for Further Information

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

Robert Patterson Bsc FRICS  
Property Management  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UL

Telephone: 03000 267 017

Email:

[robert.patterson@durham.gov.uk](mailto:robert.patterson@durham.gov.uk)

#### Planning

Planning Development (North)  
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

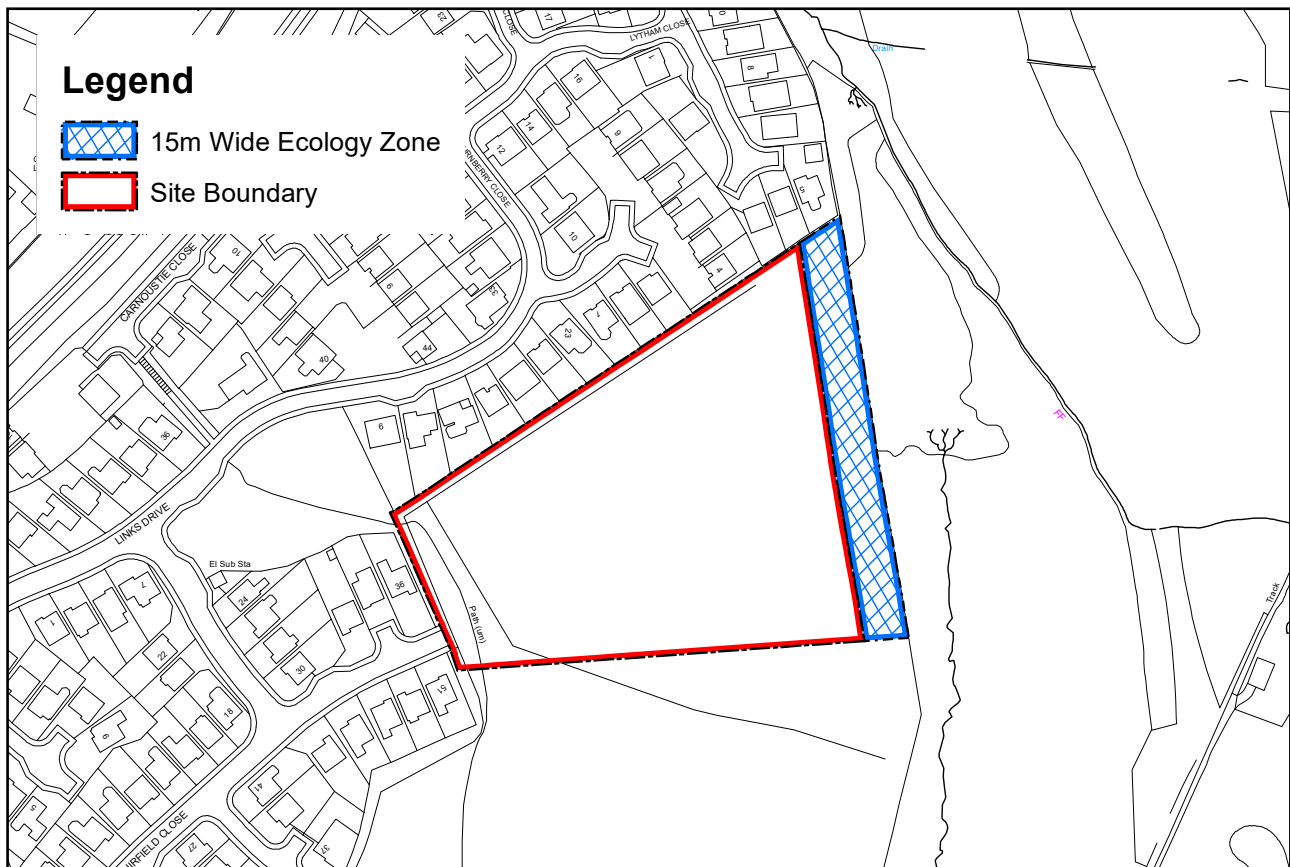
Stuart Carter  
Spatial Policy  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UQ  
Telephone: 03000 261 909

#### Highways

David Smith  
Highway Development Management,  
Transport  
Regeneration, Economy and Growth  
Durham County Council  
County Hall  
Durham  
DH1 5UL  
Telephone: 03000 267108  
Email:  
[brian.weatherall@durham.gov.uk](mailto:brian.weatherall@durham.gov.uk)

## For

Land at Muirfield Close, Consett,  
County Durham DH8 5XE



## 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 Muirfield Close, Consett, County Durham DH8 5XE

Complete/Print out  
and complete

Durham County Council requests that prospective buyers submit their proposals for the site by no later than 4.00pm on Monday 27th March 2023.

## 1. Site

We (the buyer) confirm that we are offering to acquire the site known as Land at Muirfield Close, Consett, Co Durham DH8 5XE. The site is registered with the Land Registry under title number(s): part DU282331 and part DU210667. It is shown outlined in red on the site plan contained within the information pack and within the sale 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

Land at Muirfield Close, Consett, County Durham DH8 5XE

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:

# Submission of Offers

Land at Muirfield Close, Consett, County Durham DH8 5XE

Complete/Print out  
and complete

Telephone No:

Email:

## 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:

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.

## 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 any open market and affordable dwellings. Please also confirm the Registered Provider that you will be using: (if applicable)

## 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**

Land at Muirfield Close, Consett, County Durham DH8 5XE

**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).

## 14. Information Pack

Please confirm that you have read and understood the various reports and surveys contained 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

Land at Muirfield Close, Consett, County Durham DH8 5XE

Complete/Print out  
and complete

Pre-application Enquiry (if applicable)

Site Investigations

Planning Application (submission of)

Completion

Delivery/Development

## **Submission of Offers**

Land at Muirfield Close, Consett, County Durham DH8 5XE

**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:

Durham County Council is not bound to accept the highest or any offer received. Offer to be submitted via the NEPO Portal system no later than 4.00pm on Monday, 27th March 2023.

**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 MUIRFIELD CLOSE, CONSETT,  
COUNTY DURHAM DH8 5XE

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 27TH MARCH 2023

PLEASE  
AFFIX  
STAMP