

Residential Development Land

FOR SALE

Land adjacent Sedgefield Community College, Sedgefield, TS21 3DD



Greenfield land benefitting from outline planning permission for up to 14 residential dwellings. Site extends approximately 2.61 acres (1.06 hectares).

Offers Invited

**Closing Date 4.00pm
Monday 25th September 2023**



Land adjacent Sedgefield Community College, Sedgefield, TS21 3DD

Durham County Council ‘(DCC)’ offers for sale by informal tender the site of land adjacent Sedgefield Community College. The site, in total, extends to approximately 2.61 acres (1.06 hectares).

Location

The town of Sedgefield is located within the administrative area of Durham County Council. It has a population of approximately 5,211 (2011 census).

Bishop Auckland is located approximately 10.9 miles to the west of the town (via the A689), the City of Durham is situated approximately 10.7 miles north of the town (via the A177) and Newton Aycliffe is located approximately 9.4 miles south-west (via the A689). Junction 60 of the A1 (M) Motorway is located approximately 3.9 miles, to the west.

The town has a range of ecclesiastical, educational, cultural, leisure, and shopping facilities and is well connected to nearby settlements.

Communications

Road – The site has road frontage to Butterwick Road, to the south east. In turn this road links to the High Street, the main throughfare in the town. High Street connects to Salters Lane, which provides access to Fishburn and Trimdon to the north and the A689 to the south, with onward access to the A1 (M).

Rail – Durham Railway Station (approximately 10.7 miles to the north) provides routes to Newcastle upon Tyne to the north, and to Darlington to the south. Newton Aycliffe Railway Station also provides services between local towns such as Shildon and Bishop Auckland.

Air – Teesdale International Airport is located approximately 12.2 miles to the south. It provides scheduled and chartered flights to a range of national and international destinations.

Site

The site is located to the north-east of Sedgefield, to the immediate east of Sedgefield Community College. The site fronts onto Butterwick Road, which provides the main throughfare to the town from the east. To the immediate north of the site is the College. Agricultural holdings are positioned to the east of the site, with the main access to the college to the west, and allotment gardens beyond.

Description

The site comprises an area of brownfield and greenfield land located to the eastern edge of Sedgefield. The site forms a parcel of undeveloped land to the immediate east of Sedgefield Community College. The original school buildings were built in the 1960’s however, the school closed in 2010. The original buildings were subsequently demolished, with a new school building being provided on the same site.

The site is made of entirely grassed surfaces, is fairly regular in shape and slopes gently from west to east toward Butterwick Road. A number of medium sized trees line most of the eastern and northern boundaries of the site. A high-level palisade fence binds the rest of the site across the boundary with the college to the west.

Access can be taken from the northern boundaries.

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Planning

Outline Planning Permission

On 25th March 2022, DCC granted outline planning permission (application reference: DM/20/01351/OUT) for the erection of up to 14 dwellings, including means of access (all other matters reserved). The permission is subject to 16 conditions.

Information and documents linked to the planning permission can be found within the Information Pack.

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

Planning Obligations

On 25th March 2022, DCC granted The following planning obligations are contained within the Planning Committee Report:

- £24,505 toward open space provision within the electoral division.
- £5,044.76 toward biodiversity enhancement.
- 20% affordable housing by either on-

site provision or a financial equivalent contribution.

- £137,880 toward education provision.
- The planning obligations total approximately £167,429.76 (excluding the affordable housing contribution and any applicable indexation).

The known planning obligations have been paid by DCC. As such, the only outstanding contribution is the on-site or off-site affordable housing contribution (commuted sum).

Nutrient Neutrality

The site is located within the Teesmouth and Cleveland Coast Nutrient Neutrality Catchment Area. Interested parties are advised to take advice prior to submitting a bid and should refer to Durham County Council's 'Submitting an Application' page for more information. <https://www.durham.gov.uk/article/8293/Submit-an-application>

Interested parties will be required to detail their mitigation approach to Nutrient Neutrality within its tender (Submission of Offer form).



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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 the planning department on telephone 03000 262 830 or email planning@durham.gov.uk

Tenure and Possession

DCC owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DU281175.

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

We 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 reserved matters consent).

Closing Date

Offers must reach the Head of Legal and Democratic Services no later than **4.00pm on Monday 25th September 2023.**

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.

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 then the Council may, at its sole discretion, then take this into consideration if a submission is received after the stated deadline.

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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.

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

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.

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.

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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

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.

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Contacts for Further Information

Strategy and Property Management (Sales/Marketing)

Daniel Simons
Property Management
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 267 040
Email: daniel.simons@durham.gov.uk

Planning

Planning Development (South)
Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 262 830
Email: Planning@durham.gov.uk

Spatial Policy

Regeneration, Economy and Growth
Durham County Council
County Hall
Durham
DH1 5UL
Telephone: 03000 261 907
Email: 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

Submission of Offers

Land adjacent Sedgefield Community College, Sedgefield, TS21 3DD

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 25th September 2023.

1. Site

We (the buyer) confirm that we are offering to acquire the site known as Land at Sedgefield Community College, Sedgefield, Co Durham TS21 3DD. The site is registered with the Land Registry under title number: DU281175. 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 10% 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:

Submission of Offers

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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

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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).

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

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**Complete/Print out
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Pre-application Enquiry (if applicable)

Site Investigations

Planning Application (submission of)

Completion

Delivery/Development

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:

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 25th September 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 ADJACENT SEDGEFIELD COMMUNITY COLLEGE,
SEDFIELD, TS21 3DD

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 25TH SEPTEMBER 2023

PLEASE
AFFIX
STAMP