



ADDISONS ESTATE AGENTS

Property Sales, Lettings & Management



Durham County Council would like to offer this beautiful historic building to the market. Occupying a prominent site in the west end of Stanhope being a particularly desirable building with flexible accommodation to allow for redevelopment for either residential or commercial based uses.

The building includes central heating, kitchen and toilets in addition to several large function rooms, extending to approximately 586m² gross external or thereabouts.

STANHOPE TOWN HALL

15 Front Street, Stanhope, DL13 2NQ

Price: £245,000

The Town Hall is a stone built imposing building having a strong presence within the market town of Stanhope, situated close to Front Street and approximately 400m from central services. The building itself has four principle ground floor accesses including wheel chair access. Its former corporate use provides internally for large rooms with a number of windows, making it ideally suited for subdivision. Into a number of units.

The accommodation briefly includes: -

BASEMENT

Boiler Room - 4.88m x 3.42m (16' x 11'3")

GROUND FLOOR

Entrance Foyer

Kitchen 6.48m x 5.20m (21'3" x 17'1")

Eat/Drink Room - 10.06m x 7.89m (33' x 25'11")

Store - 13'6" x 8'1" (4.11m x 2.47m)

Toilets - 4.11m x 4.10m (13'6" x 13'5")

Office - 9.36m x 3.87m (30'9" x 12'8")

Cine - 8.45m x 3.99m (27'9" x 13'1")

Toilet

FIRST FLOOR

Bar

Eat/Drink Room - 13.35m x 12.74m (43'10" x 41'10")

Stage - 7.74m x 3.38m (25'5" x 11'1")

SECOND FLOOR

Two Store Rooms

The property is heated by a number of boilers which are situated within toilets, the cellar beneath toilets and from the north side of the building.

Copies of the asbestos survey and full EPC are available upon request.

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains electricity, water and drainage.

PLANNING BRIEF

The Town Hall has a public use as a non- residential institution and has no associated off street car

parking. Any future use would be assessed in light of the existing parking situation around the building and what has historically taken place and a requirement for in curtilage parking may not therefore be appropriate for every potential use of the site.'

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.

CLOSING DATE

Completed Offer Forms must be returned via the NEPO Portal system no later than 4.00 pm on Monday 27th January 2020.

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.

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.

Barnard Castle Office: 13 Galgate, Barnard Castle, DL12 8EQ

T: 01833 638094 **E:** info@addisons-surveyors.co.uk **W:** www.addisons-surveyors.co.uk

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Addisons Chartered Surveyors is the trading name of Addisons Surveyors LLP. Registration Number OC355620 ENGLAND

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 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.

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.

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 reply on them as 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.

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.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 MW/BJC9.10.19





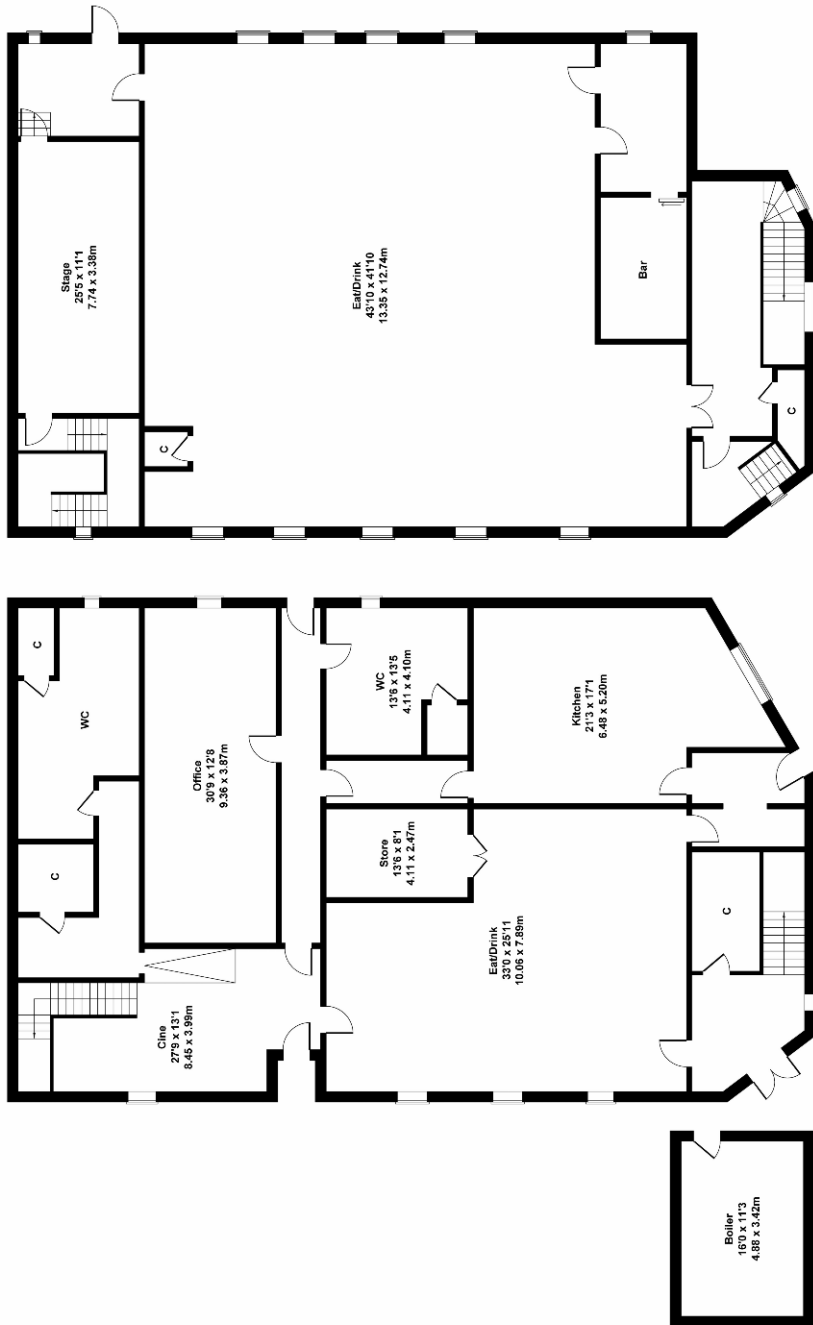
Energy Performance Asset Rating

More energy efficient



15 Front Street, Stanhope

Approximate Gross Internal Area
6589 sq ft - 612 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, or their agent.
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