

PRIME DEVELOPMENT OPPORTUNITY IN THE HEART OF DURHAM CITY

13-17 CLAYPATH & 3-5 MILLENNIUM PLACE, DURHAM, DH1 1RH

0.1 HECTARE (0.23 ACRES)

Upon the instructions of Durham County Council





PRIME DEVELOPMENT OPPORTUNITY IN THE HEART OF DURHAM CITY.

OVERVIEW

Durham County Council are seeking a developer to bring forward the 0.1 hectare (0.23 Acre) site at Millennium Place, in the heart of Durham City.

The Local Authority are looking to create a high-quality development incorporating market-leading design and sustainability, while delivering job creation, economic growth, and amenity improvements to the area in line with the County Durham Inclusive Economic Strategy 2022-2035.

Durham is a captivating city, crowned by the dramatic Durham Cathedral and Castle UNESCO World Heritage Site. A popular tourist destination, Durham is also home to the world famous Durham University.

The city is a thriving cultural, business and leisure hub, with an economic value of £249.01m.

- 3.88 million people visited in 2022, up by 16.9% on 2021
- Overall visitor expenditure was at £249.01 million, up by 35.1% on 2021
- The number of FTE jobs supported by tourism is 2,726, up by 26.8% on 2021

(STEAM Report 2022)





LOCATION

The Site is strategically located in a prime position in Durham City Centre and forms part of Millennium Place. The immediate area is surrounded by residential, retail, leisure, and office accommodation, creating a high footfall and an affluent and vibrant environment.

The wider Millennium Place development comprises an urban open space surrounded by a range of leisure and community uses including bars, restaurants, a bowling alley, and Clayport Library. To the North, the Millennium Place units adjoin the Gala Theatre and cinema. To the East is Student Castle, a modern purpose-built student accommodation block. To the South is Claypath, a historic route into Durham City which is activated by a range of bars, restaurants, and takeaways.

The development site is situated within the Primary Shopping Area of Durham City Centre and within the Durham City Centre Conservation Area, alongside Durham Castle and Cathedral World Heritage Site.

The site is conveniently located just 0.4 miles (9 minutes' walk) from Durham Train Station and less than 25 miles (37 minutes' drive) from Newcastle International Airport. The site benefits from fantastic accessibility given it is just off the A690 and A1(M) which provide access to Sunderland and Newcastle to the North, and Darlington and Leeds to the South.

Travel distance and time to neighbouring Cities:

Sunderland – 13 miles	Darlington – 24 miles	Edinburgh – 139 miles
Newcastle – 18 miles	Leeds – 85 miles	



DESCRIPTION

The subject site comprises a 0.1-hectare (0.23 acre) site in the heart of Durham City Centre. The site is set in a prominent position neighbouring Millennium Place.

The development site currently comprises 13-17 Claypath and 3-5 Millennium Place. The 3-5 Millennium Place building is to be converted and integrated into a new development on 13-17 Claypath.

13-17 Claypath is scheduled to be demolished in February 2024, but currently comprises a vacant office accommodation over 5 storeys (including a basement). The property was originally constructed in 1960 and partially overhung Claypath on the upper floors.

To the west of 13-17 Claypath and adjoining to the Gala Theatre lies 3-5 Millennium Place, which will be retained as a building and integrated in the scheme. The property was constructed in 2001 using a steel frame. The ground floor frontages are predominantly glazed, while the upper floors incorporate block walls with a white render finish. The property features a flat roof with overhanging canopies, supported by steel pillars. The accommodation is currently set within 2 different units, unit 5 and the corner tower is set over four floors, while unit 3, which adjoins the Gala Theatre, is over two floors. The central core includes lift and WC facilities.

3-5 Millennium Place benefits from fronting onto Millennium Square which features the Gala Theatre and Cinema, Clayport Library and a range of cafes and bars.

There are Gala Theatre servicing/staff parking bays and a shared service yard to the rear of the property, which is accessed from Claypath. There is an existing substation incorporated within the rear of the property which serves not only the subject property but also several other properties in the vicinity. Arrangements are in hand for temporary relocation of the equipment and Northern Powergrid have a preference for a new substation to be integrated into the new scheme. A copy of the substation lease is available in the Data Room.

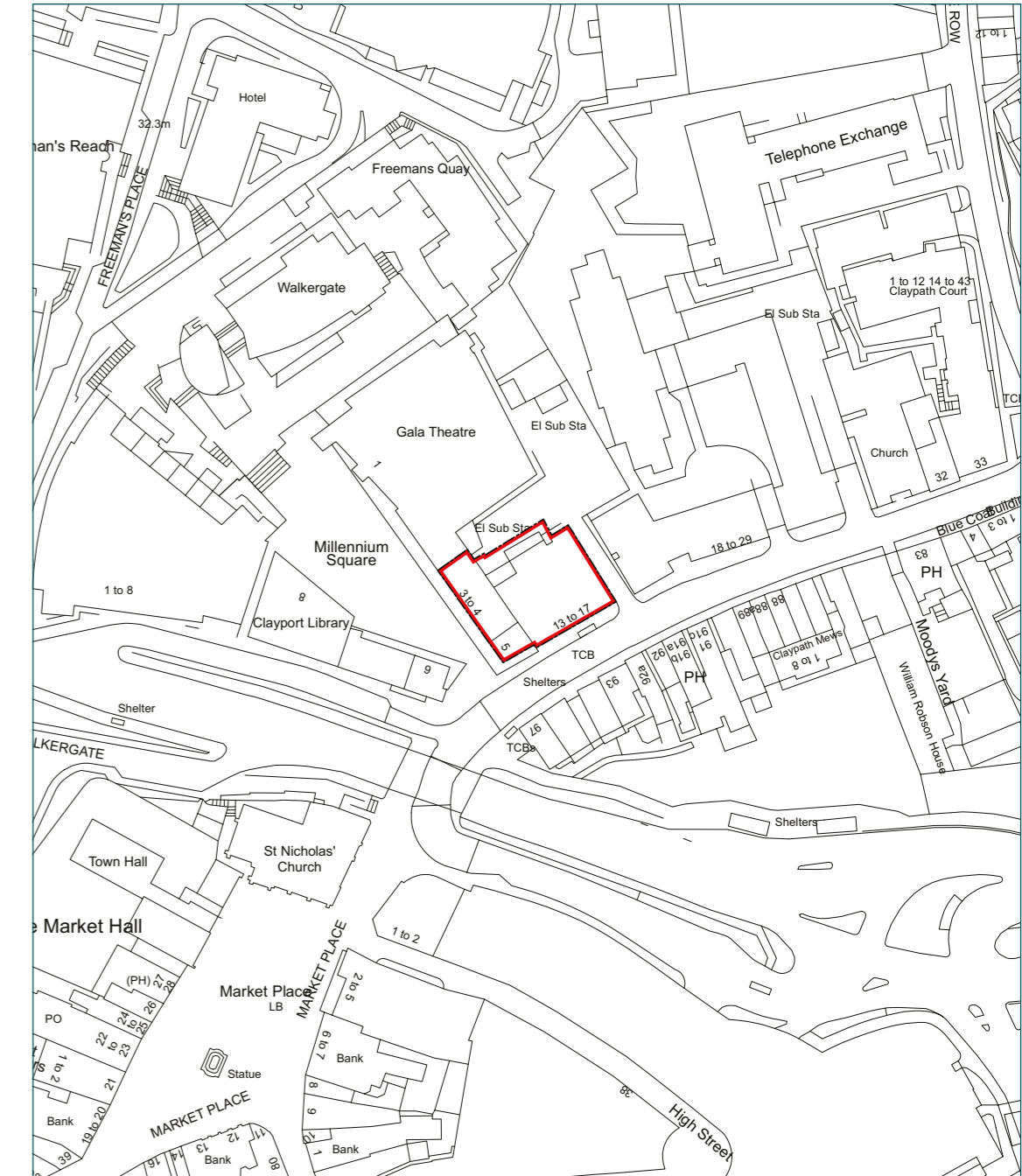
Existing Accommodation:

Property	NIA (sq m)
3-4 Millennium Square	592.10
5 Millennium Square	35.93

The total site area is approximately 0.23 acres.

Energy Performance Ratings:

Property	EPC
3-4 Millennium Square	D - 91
5 Millennium Square	C - 70





THE OPPORTUNITY

This prime City Centre site offers a unique opportunity to develop a prime location in the very heart of Durham city and create a statement development with the backdrop of Durham Cathedral and Castle. The location would be suitable for a scheme that comprises retail, leisure, offices, a hotel or student accommodation (the latter subject to need) – or a mix of any of these uses subject to detailed planning consent.

Durham County Council are seeking to find a developer who will contribute positively to the historic surroundings of the site, while also supporting the vitality and viability of the City Centre.

The developer will need to provide a sustainable and vibrant use for the site. The use should ideally seek to assist with promoting diversification of the City Centre and employment growth.

The Council have a key aim of developing tourism and leisure in the City, improving the culture and leisure economy.

PLANNING

The existing use class of the property is Office & Retail.

A planning brief has been prepared by the Local Planning Authority which outlines that given the city centre location, the site would likely be suitable for a mixed-use scheme incorporating some or all of the following:

- Hotel
- Visitor Attraction
- Office
- Residential
- Retail
- Leisure
- Supported Living
- Purpose Built Student Accommodation (subject to need - see Durham Plan policy 16)

The development should promote economic well-being, conserving, preserving, and enhancing the neighbourhood area, significantly complementing the wider cultural zone of the Millennium Quarter and Gala Theatre, while sustaining and enhancing the neighbourhood qualities of buildings.

Claypath as a street would benefit greatly from a development which enhances footfall to support the existing businesses and create a destination, bettering the attraction of the whole City Centre.

The new development must be distinctive, and of the highest quality design and construction, contributing to the surrounding landscape. Developers will be required to wrap attractively a hoarding to the vacant site until completion of the development.

National & Local policy supports a range of uses for the site, provided it can be demonstrated that the use contributes to maintaining and enhancing a vibrant City Centre and complements the existing offer within Durham City.

A full copy of the Planning Brief is available within the Data Room.



TENURE

The site is held on a freehold basis by Durham County Council. Title numbers: DU315466 and DU238021.

The 17 Claypath site and the 3 to 5 Millennium Place building is offered on the basis of a Development Agreement for Lease, to be followed by the grant of a new Long Leasehold interest for 200 years, following practical completion of the proposed development.

The Millennium Square building element of the site only is subject to provisions relating to original grants for cultural development of this part of Durham City completed in 2004 and schemes may be subject to consents to improving Millennium Place from the successor body the National Lottery Community Fund and potentially also section 106 contributions in this regard.

DATA ROOM

Interested parties will be granted access to a Data Room, which provides further information pertaining to the site, including the full planning brief, plans and other property information. This information would be used for the EOI only.

PROPOSAL & BIDDING PROCESS

Knight Frank are instructed to seek expressions of interest from interested parties. All parties will be required to complete an Expressions of Interest Form, which is available from Knight Frank and must be downloaded from the Council's E-tendering system, the NEPO Portal.

Bidding organisations must be registered on this system for the main tender opportunity. Therefore, it is requested that you register on this system by following the Global Registration instructions (available in the Data Room).

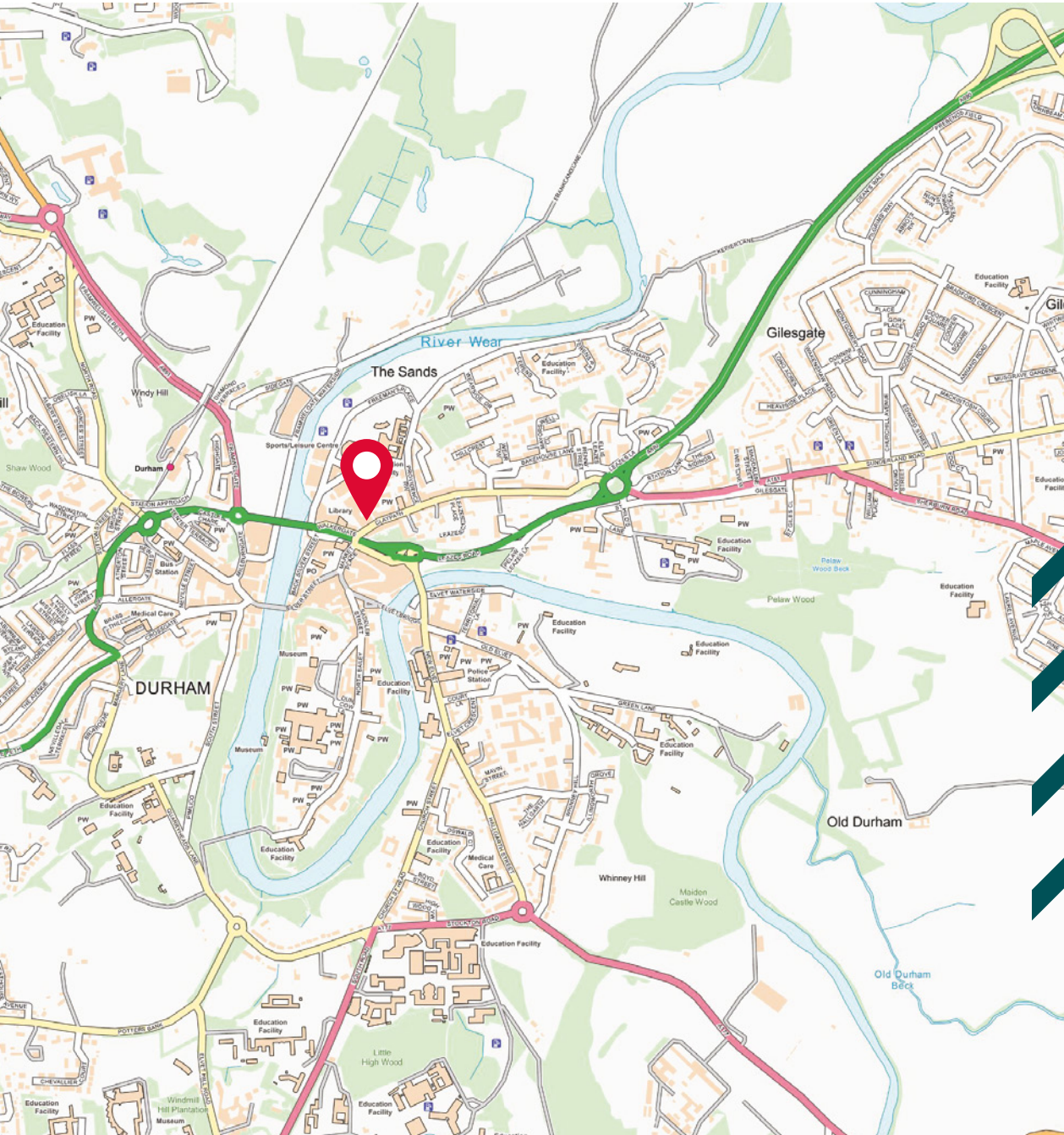
The closing date for receiving all completed Expressions of Interest forms (EOI) is **MONDAY 15th April 2024 at 16:00** to be received the NEPO system (Ref no. DN704569).

Following the closing date, the opportunity will be made available via the NEPO portal through an Open Tender process in line with the Public Regulations 2015, whereby a formal bidding process will commence, with bids received at a closing date through this RE-tendering system. The tender exercise will consist of Weighted Technical Questions, with 60% weighting applied to Quality, 30% to Price and 10% to Themes and Outcomes Measures (TOMS).

It is a requirement for Bidding Organisations / Developers during the formal procurement process to provide details of proposed end users and provide a draft program for completion as part of the required responses, including further technical questions to be evaluated.

It is to be noted due to the restrictions on site, the Gala Theatre run a successful program which is serviced in the immediate vicinity and Developers and contractors will be required to work with the Council to minimise the impact of construction works on this Gala access.

It is a requirement for all interested parties to be registered on the Councils' e-tendering system, the NEPO portal, prior to the commencement of the formal tender process. Full details of how to register for the NEPO Portal can be obtained from Knight Frank.



MONEY LAUNDERING REGULATIONS

In accordance with the UK Government's Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending to purchase the subject property on agreement of heads of terms.

FURTHER INFORMATION

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VIEWINGS

Viewings are available upon request.

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