

# REVIEW AND INVENTORY OF LAND AND BUILDINGS

## AGENDA ITEM No. 21

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**MEETING:** ANNUAL COUNCIL MEETING

**DATE:** 13<sup>TH</sup> MAY 2026

**REPORTED BY:** TOWN CLERK

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### **1.0 Purpose of the Report**

1.1 The purpose of the report is to provide a full list of land and buildings under the Council's ownership, and to advise of any sales, acquisitions or leases entered into over the previous year, as required by the Council's Constitution and best practice guidance.

### **2.0 Background Information**

2.1 The Council owns a number of land packages located within the parish and one area of woodland outside the parish boundary (Cobblers Hall Plantation).

2.2 All of the land holdings under the Council's ownership are recorded with the Land Registry under a variety of registrations and deeds.

2.3 Leases have been entered into for the following areas of land:

- Aycliffe Village Play Area
- Scott Place Play Area
- Cobbler's Hall Play Area

2.4 These leases are between the Town Council and Durham County Council as the successor authority to Sedgefield Borough Council.

2.5 A full list of land holdings is attached as Appendix 1. This schedule lists whether the land is freehold or leased, whether there is a Council building on site, and includes post codes, map references, and a description of what the land and / or building is used for.

2.6 A full list of Council buildings is attached as Appendix 2. This provides an indication of the nature of the facilities at each site.

2.7 The Council is required, under the Local Government Transparency Code 2015, to publish land and property ownership on the Council's website.

2.8 The list attached as Appendix 1 is reproduced on the website, together with links to the plans / maps for each designated area.

2.9 Appendix 1 also lists those Council land and buildings that have been leased to third parties. These are summarised below:-

- Asset ID C2 indicates that the Chapel of Rest at Stephenson Way Cemetery is leased to a funeral directors.
- Asset ID B1, indicates that the works depot has a small portion of land that has been leased to a telecommunications company for a mobile phone mast.

- 2.10 In addition to the above, the following Council land and buildings are used by third parties on the basis of a fixed term Contracted-Out Tenancy Agreement:
- Asset ID A4 – Clarence Chare Allotments – land used by Great Aycliffe Garden Guild for the purposes of running a not-for-profit allotments shop and community room.
  - Asset ID P1 – Moore Lane Park Pavilion – building and car park used by Green Arts, a local arts charity for the purposes of running arts-based activities, courses and events.

### **3.0 Current Situation**

- 3.1 Members are advised that no acquisitions of new land, or sales of existing Council land have been made during the year 2025/26.
- 3.2 Members are also advised that no new leases relating to the acquisition of new land or the leasing out of Council land to third parties have been entered into during the year 2025/26.
- 3.3 All leases and licences required by outside statutory agencies such as wayleaves over Council land etc have been reported to the Council either for information or ‘sealing’ under Standing Orders, as required.
- 3.4 As highlighted in paragraph 2.10 above, Contracted-Out Tenancy Agreements are in place allowing the use of land at Clarence Chare Allotments, by Great Aycliffe Garden Guild, for the purposes of running a not-for-profit shop and community room (two year agreement), and the use of the Moore Lane Park pavilion building and car park, by Green Arts, for the purposes of running arts-based activities, courses and events (three year agreement). These agreements include break clauses and will be reviewed and renewed at the end of the term, thereby protecting the Council from any long-term tenancy rights.
- 3.5 The Council has also issued a further licence allowing a public house to continue using a section of Aycliffe Village green for the siting of tables and chairs for the 2026 spring and summer period (this was administered and issued by the Town Clerk under delegated powers).

### **4.0 Impact on Great Aycliffe Town Council**

- 4.1 In order to protect the Council’s land and property holdings, all land has been previously registered with the Land Registry.
- 4.2 Formal leases or licences are entered into when required for the use of Council land and buildings to third parties. Legal advice is sought from the Council’s solicitors in drawing up any such agreements.
- 4.3 The Council publishes its land and property holdings on the Council Website as required under the Local Government Transparency Code 2015.

### **5.0 Policy Implications**

- 5.1 This complies with the Council’s Strategic Aim No. 2  
*“To manage the Council’s finances and assets in a responsible manner”.*

### **6.0 Staffing Implications**

- 6.1 None.

## **7.0 Financial Implications**

7.1 None.

## **8.0 Crime and Disorder Implications**

8.1 None.

## **9.0 Equal Opportunity Implications**

9.1 None

## **10.0 Environment, Biodiversity and Climate Change Implications**

10.1 None.

## **11.0 Risk Assessment**

11.1 It is not considered that the matter contained in this report poses a risk to health and safety of staff or to the financial or public standing of the Council to a degree that a risk assessment should be appended to this report.

## **12.0 General Data Protection Regulations (GDPR)**

12.1 Is any personal or sensitive data required for this proposal which may have any implications for GDPR?      NO

## **13.0 Recommendations**

13.1 It is recommended that Members:

- i) Receive the report and attached information on the Council's land and buildings.

## Appendix 1 – Land and Property Owned By Great Aycliffe Town Council

(Plans are for identification and guidance purposes only and are not to be used for scaling or formal documentation)

### Allotments

UPRN	Asset ID	Name of Land/Building	Post Town	Postcode	Map Ref	Freehold/ Leasehold	Description	Land and/or Building
N/A	<u>A1</u>	Byerley Park Allotments	Newton Aycliffe	N/A	NZ259257	Freehold Occupied by the local authority	Allotment Land	Land
N/A	<u>A2</u>	St Oswald's Allotments	Newton Aycliffe	N/A	NZ288258	Freehold Occupied by the local authority	Allotment Land	Land
N/A	<u>A3</u>	Finchale Road Allotments	Newton Aycliffe	N/A	NZ276242	Freehold Occupied by the local authority	Allotment Land	Land
N/A	<u>A4</u>	Clarence Chare Allotments	Newton Aycliffe	N/A	NZ279242	Freehold Occupied by the local authority <i>Part of the site used by Great Aycliffe Garden Guild under a two-year Contracted-Out Tenancy Agreement</i>	Allotment Land	Land
N/A	<u>A5</u>	Aycliffe Village Allotments	Newton Aycliffe	N/A	NZ282225	Freehold Occupied by the local authority	Allotment Land	Land

### Cemeteries

UPRN	Asset ID	Name of Land/Building	Post Town	Postcode	Map Ref	Freehold/ Leasehold	Description	Land and/or Building
N/A	<u>C1</u>	West Cemetery	Newton Aycliffe	N/A	NZ262239	Freehold Occupied by the local authority	Cemetery and office/toilet building	Land and Building
N/A	<u>C2</u>	Stephenson Way Cemetery	Newton Aycliffe	N/A	NZ267254	Freehold Occupied by the local authority Chapel of Rest leased to Funeral Company	Cemetery, office, storage room and Chapel of Rest	Land and Building

## Parks and Play Areas

UPRN	Asset ID	Name of Land/Building	Post Town	Postcode	Map Ref	Freehold/ Leasehold	Description	Land and/or Building
N/A	<u>P1</u>	Moore Lane Park	Newton Aycliffe	DL5 5AH	NZ286247	Freehold Occupied by the local authority. <i>Part of the building and car park used by Green Arts under a three-year Contracted-Out Tenancy Agreement</i>	Park, play areas, football changing rooms and Environment and Arts Centre	Land and Building
N/A	<u>P2</u>	Byerley Park Play Area	Newton Aycliffe	DL5 7HT	NZ259258	Freehold Occupied by the local authority	Park and play area	Land
N/A	<u>P3</u>	St Oswald's Park	Newton Aycliffe	DL5 4BG	NZ288256	Freehold Occupied by the local authority	Park, play areas and pre-school	Land and Buildings
N/A	<u>P4</u>	Woodham Park	Newton Aycliffe	DL5 4RR	NZ279262	Freehold Occupied by the local authority	Park and play areas	Land
N/A	<u>P5</u>	Simpasture Park	Newton Aycliffe	DL5 7AQ	NZ271246	Freehold Occupied by the local authority	Park, play areas, park pavilion and football changing rooms	Land and Building
N/A	<u>P6</u>	Town Park	Newton Aycliffe	DL5 4HX	NZ277254	Freehold Occupied by the local authority	Park, play areas, public toilets, and staff welfare facilities	Land and Building
N/A	<u>P7</u>	Horndale Park	Newton Aycliffe	DL5 7HQ	NZ261250	Freehold Occupied by the local authority	Park and play area	Land
N/A	<u>P8</u>	West Park	Newton Aycliffe	DL5 7AT	NZ268248	Freehold Occupied by the local authority	Park and play area	Land
N/A	<u>P9</u>	Aycliffe Village Play Area	Newton Aycliffe	DL5 6LQ	NZ280258	Leasehold – from DCC	Play areas	Land
N/A	<u>P10</u>	School Aycliffe Play Area	Newton Aycliffe	DL5 6TJ	NZ257239	Freehold Occupied by the local authority	Play area	Land

N/A	<u>P11</u>	Scott Place Play Area	Newton Aycliffe	DL5 7BB	NZ270255	Leasehold – from DCC	Play area	Land
N/A	<u>P12</u>	Cobbler's Hall Play Area	Newton Aycliffe	DL5 7QG	NZ270260	Leasehold – from DCC	Park and play area	Land

### Woodland, Environment Areas, Village Greens, Nature Parks and Other Open Space

UPRN	Asset ID	Name of Land/Building	Post Town	Postcode	Map Ref	Freehold/ Leasehold	Description	Land and/o Building
N/A	<u>GS1</u>	Simpasture Nature Walk Eas	Newton Aycliffe	N/A	NZ282242	Freehold Occupied by the local authority	Nature walk, green open space	Land
N/A	<u>GS2</u>	Simpasture Nature Walk West	Newton Aycliffe	N/A	NZ272242	Freehold Occupied by the local authority	Nature walk, green open space	Land
N/A	<u>GS3</u>	Congreve Terrace	Newton Aycliffe	N/A	NZ279224	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>GS4</u>	Bickford Terrace	Newton Aycliffe	N/A	NZ282225	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>GS5</u>	Aycliffe Village Greens	Newton Aycliffe	N/A	NZ284224	Freehold Occupied by the local authority	Village green Registered VG64	Land
N/A	<u>GS6</u>	South Agnew Plantation	Newton Aycliffe	N/A	NZ276264	Freehold Occupied by the local authority	Woodland	Land
N/A	<u>GS7</u>	Woodham Burn Nature Area	Newton Aycliffe	N/A	NZ280258	Freehold Occupied by the local authority	Woodland and nature area	Land
N/A	<u>GS8</u>	Woodham Burn Nature Area	Newton Aycliffe	N/A	NZ272254	Freehold Occupied by the local authority	Woodland and nature area	Land
N/A	<u>GS9</u>	Nature Park	Newton Aycliffe	DL5 6HY	NZ284240	Freehold Occupied by the local authority	Local nature reserve	Land

N/A	<u>GS10</u>	Land on north side of Fujitsu Way	Newton Aycliffe	N/A	NZ275220	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>GS11</u>	Land to north of Millennium Way	Newton Aycliffe	N/A	NZ273220	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>OS2</u>	Rear Greathead Crescent	Newton Aycliffe	DL5 5DW	NZ285244	Freehold Occupied by the local authority	Green open space with public right of way	Land
N/A	<u>OS3</u>	Bluebell Meadow Playground	Newton Aycliffe	DL5 7LY	NZ267258	Freehold Occupied by the local authority	Informal playground	Land
N/A	<u>OS4</u>	Land NE Hurworth Hunt	Newton Aycliffe	DL5 7LJ	NZ259255	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>OS5</u>	St Oswald's Open Space	Newton Aycliffe	N/A	NZ288257	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>OS6</u>	Rail Halt	Newton Aycliffe	N/A	NZ266243	Freehold Occupied by the local authority	Rail halt car park and green open space	Land
N/A	<u>OS8</u>	Open space adjacent Woodham Park	Newton Aycliffe	N/A	NZ280261	Freehold Occupied by the local authority	Green open space	Land
N/A	<u>OS9</u>	School Aycliffe Wetland and open space	Newton Aycliffe	N/A	NZ256241	Freehold Occupied by the local authority	Wetland area and green open space	Land
N/A	<u>OS10</u>	Oakleaf Golf Course	Newton Aycliffe	N/A	NZ261241	Freehold Occupied by the local authority	Golf course, driving range and golf shop	Land and Buildings
N/A	<u>OS11</u>	Oakleaf Sports Pitches	Newton Aycliffe	N/A	NZ265240	Freehold Occupied by the local authority	Sports pitches and running track	Land
N/A	<u>OS12</u>	Former Lorry Park	Newton Aycliffe	N/A	NZ268240	Freehold Occupied by the local authority	Town Council Offices public car park	Land

N/A	<u>OS13</u>	Woodland at Clarence Chare 'Seven Hills'	Newton Aycliffe	N/A	NZ282243	Freehold Occupied by the local authority	Woodland and green open space	Land
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### Other Buildings

UPRN	Asset ID	Name of Land/Building	Post Town	Postcode	Map Ref	Freehold/ Leasehold	Description	Land and/or Building
N/A	<u>B1</u>	Depot	Newton Aycliffe	N/A	NZ267240	Freehold Occupied by the local authority Part of the site leased to telecommunication company for a mobile phone mast	Works depot and compound	Land and Buildings
N/A	<u>B2</u>	Oakleaf Sports Complex and field	Newton Aycliffe	DL5 6QZ	NZ267241	Freehold Occupied by the local authority	Sports Complex building, play area, caravan and camping site. Designated sports pitch and events field.	Land and Buildings
N/A	<u>B3</u>	Council Offices	Newton Aycliffe	DL5 6QF	NZ267240	Freehold Occupied by the local authority.	Council Offices and car park	Building and car park

## **Appendix 2 - Buildings Owned by Great Aycliffe Town Council**

### **Council Offices – School Aycliffe Lane**

- Offices, meeting room, storage rooms, and staff welfare facilities
- Council Meeting Chamber

### **Works Depot – off School Aycliffe Lane**

- Horticultural Depot – staff welfare facilities, stores, workshop
- Vehicle Depot – storage space for vehicles and machinery
- Compound – storage containers, fuel store

### **Oakleaf Sports Complex – off School Aycliffe Lane**

- Offices and staff welfare facilities
- Bar
- Function Room
- Kitchen
- Squash Courts
- Indoor Bowling Green
- Multi-Purpose Sports Hall

### **Sports Changing Rooms – School Aycliffe Lane Fields**

### **Oakleaf Golf Complex – off School Aycliffe Lane**

- Golf shop, changing facilities, public toilets, office space, storage space
- Driving Range
- Pump Room (located on the Golf Course)

### **Town Park – Burn Lane**

- Public Toilets and Park Keeper's Office

### **St Oswald's Park and Pre-School – Wren Close**

- Main Pre-School Building
- Public Toilets
- Park Keeper's Office
- Tots in the Park Building
- Garage / Store

### **Moore Lane Park – Moore Lane**

- Environment Centre – meeting room, office, welfare facilities, storage space  
(Currently occupied by Green Arts)
- Sports Changing Rooms
- Vehicle Garage

### **Simpasture Park – Barrington Road**

- Park Pavilion
- Park Keeper's Office
- Sports Changing Rooms

### **Stephenson Way Cemetery – Stephenson Way**

- Office
- Storage Room
- Chapel of Rest – Leased to Dignity Funerals (Meynell and Mason)

### **West Cemetery – School Aycliffe Lane**

- Cemetery Office and Storeroom
- Public Toilets