



THE OLD CATHOLIC HALL

QUEEN STREET, BARNARD CASTLE
COUNTY DURHAM, DL12 8JR

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

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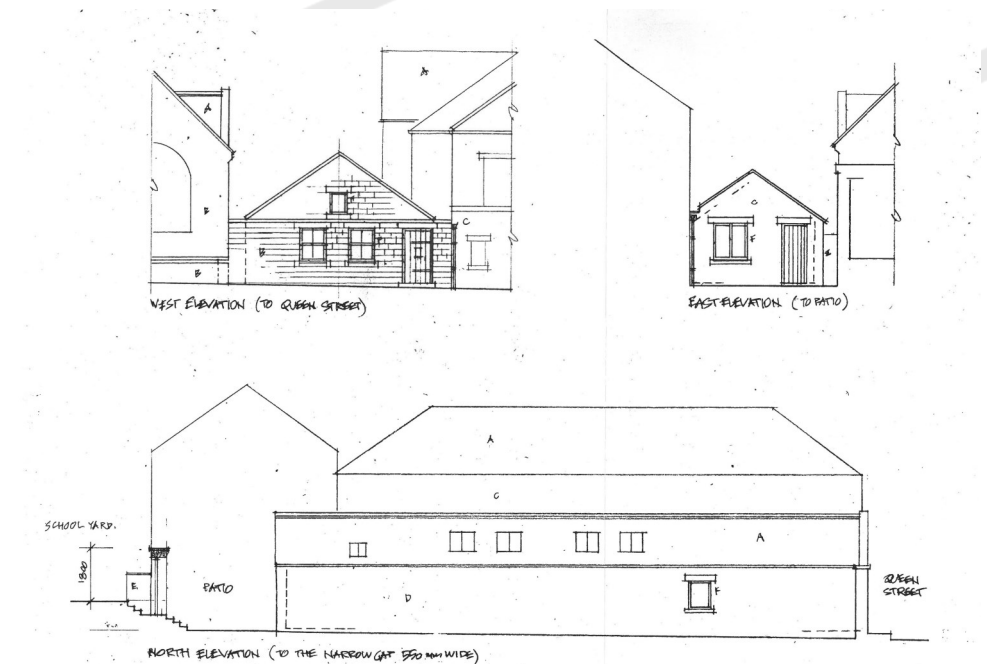
APPROXIMATE MILEAGES

Bishop Auckland 15 miles - Darlington 16 miles -
Durham 25 miles

PROPERTY SUMMARY

An exciting opportunity to acquire a single storey building within the town centre, available with the benefit of planning permission for residential conversion to provide a three bedroom dwelling.

GUIDE PRICE £90,000



The Area

Barnard Castle is a historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events. Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

For the commuter the A66, A67 and A1(M) provide links with the major commercial centres of the North East. Darlington Main Line Railway Station and Teesside International Airport offer further communications with the rest of the country.

The Property

The Old Catholic Hall presents an exciting opportunity to acquire a mid terraced stone and brick built building within the town centre, sold with the benefit of planning permission for residential conversion to provide a three bedroom single storey dwelling. The internal floor area extends to approximately 132sqm.

The accommodation will comprise in brief open plan kitchen/living/dining room with two bedrooms to the western elevation with an adjoining shower room. There is an additional double bedroom located to the far side which benefits from en-suite facilities.

Externally, there is a courtyard with a gated entrance leading to Queen Street, as well as an additional patio area to the Eastern elevation.

Planning

The property is sold with the benefit of full planning under planning reference DM/23/01654/FPA.

The planning is due to expire November 2026.

Tenure & Possession

Freehold, available with vacant possession upon completion.

Services

There are currently no service/utility connections to the property. Any interested parties are advised to perform their own due diligence in respect of connection.

Additional Information

There is no allocated off road parking at the property.

Broadband is not currently connected. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

EPC Rating

This property is EPC exempt.

Local Authority

Durham County Council. The property is not

subject to Council Tax.

The property is located within a Conservation Area.

what3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///pockets.tonal.dogs

Viewings

Viewings are strictly by prior appointment with George F. White.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

