



FOR SALE DEVELOPMENT OPPORTUNITY

CLAIRMONT, PRINCES STREET, BISHOP AUCKLAND DL14 7BB

SW

Sanderson
Weatherall

Description

The property comprises a three storey Victorian building (previously used as a school and then a hospital) arranged over ground and two upper floors offered in shell condition with existing permission to convert into 18 x one bedroom flats under Permitted Development Rules

In addition there are extensive grounds comprising a large car park and rear garden that offers a possibility of additional redevelopment of the site (subject to obtaining all relevant consents).

Accommodation

We understand that the property has an approximate Net Internal Area as follows:

NIA: 968 sq m (10,419 sq ft)

Total Site Area: 0.65 acres (0.26 hectares)

Asking Price

Offers are invited in the region of £300,000 (Three Hundred Thousand Pounds) for our client's Freehold interest, subject to contract. Please note our client reserves the right not to accept the highest or any offer received.

Business Rates

Interested parties are advised to make their own investigations with Local Rating Authority (Durham County Council).



Location

The property is situated on the corner of Princes Street and Etherley Lane in Bishop Auckland, less than half a mile from the City Centre. Transport links are provided by Bishop Auckland Rail Station.

This key route links to the major north south A68, which is easily accessed via roundabouts to the west of the town. For travel further afield, the A688 provides a direct connection to the A1(M) Motorway to the east of Bishop Auckland.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Energy Performance Certificate

An EPC is being commissioned and will be available for inspection shortly.

Planning

In December 2022 Durham County Council approved under permitted development rules (ref: DM/22/02672/FPA):
"Change of use to 19 bed apart-hotel (Class C1)".

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:



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