

# RARE DEVELOPMENT OPPORTUNITY WITH **PLANNING PERMISSION** FOR **HOTEL OR RESIDENTIAL SCHEME**



**80 NEWGATE STREET** **BISHOP AUCKLAND**  
**COUNTY DURHAM DL14 7EQ**

# BISHOP AUCKLAND

Bishop Auckland is an historic market town located in County Durham in the North East of England and is situated approximately 12 miles south west of Durham and 14 miles north west of Darlington.

Bishop Auckland benefits from excellent road connections from the A688 and A68, whilst being in close proximity to the A1(M). Bishop Auckland benefits from good rail and bus networks. Teesside International Airport is located approximately 19 miles southwest of the town. The town has a population of some 25,455 persons according to the latest Census.

The property is situated within Bishop Auckland's Heritage Action Zone which has been initiated to rejuvenate the town and to help regenerate it as an exciting place for locals, businesses and visitors.

Auckland Castle which is located within easy walking distance to 80 Newgate Street has recently undergone a multimillion pound transformation of the former Prince Bishops of Durham's residence into an international tourist destination. Bishop Auckland is also home to the famous Kynren "Epic Tale of England" which attracts over 35,000 visitors per year. For further information please visit [www.kynren.com](http://www.kynren.com).

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# LOCATION

The grade two listed former Beales department store occupies a prominent position on Newgate Street and is spread over three floors offering approximately 55,000 sq ft. of accommodation. The site boundary extends to approximately 0.63 acres (0.25 ha).



# PLANNING

Durham County Council granted outline planning permission for the site in December 2019. The Outline consent incorporates the following separate applications:

**DM/19/02223/FPA:** Change of use of former department store to 3 no. ground floor units with flexible A1/A3 use and 62 no. bedroom hotel, associated internal and external alterations and partial demolition.

**DM/19/02221/FPA:** Change of use of former department store to 3 no. ground floor units with flexible A1/A3 use and 27 apartments, associated internal and external alterations and partial demolition.

Further information can be found on Durham County Council's Planning Portal - <https://www.durham.gov.uk/article/8276/Find-a-planning-application>



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# INFORMATION PACK

An information pack is available upon request which includes details of the two separate planning consents.

# PROPOSAL

Our client will consider either of the following;

- 1) Unconditional sale of the property (with price on request)
- 2) Joint venture proposals to deliver a redeveloped scheme

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.  
All offers are to be made to Naylor's Gavin Black LLP on this basis  
and where silent, offers will be deemed net of VAT.

## ANTI-MONEY LAUNDERING

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

### MISDESCRIPTIONS DISCLAIMER

NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants 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. (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. February 2020

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## FURTHER INFORMATION

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