



Commercial Development in DH1

Old Elvet, Durham, Durham, DH1 3HL

£375,000 Starting Bid

Allocated parking

Property features

- ✓ Conversion Potential To 3 Luxury Apartments
- ✓ Circa 3000 sq ft GIA Over 3 Floors
- ✓ Large Private Car Park
- ✓ Grade II Listed Georgian
- ✓ EPC Rating F

Key Information



EPC Rating: F

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

DEVELOPMENT OPPORTUNITY · FOR SALE VIA AUCTION

Lumsdon House is a handsome Grade II listed Georgian townhouse occupying one of Durham City's most prestigious and tightly-held addresses. Extending to approximately 275 sq m (2,963 sq ft) of gross internal accommodation over three floors, the property offers a rare and exciting development opportunity, having secured supportive pre-application planning advice from Durham County Council for conversion into three self-contained residential apartments. The property further benefits from a substantial private car park with capacity for at least 8 vehicles — an exceptional and highly valuable asset in a city-centre location where parking commands a significant premium.

Headline Features

- Grade II listed Georgian townhouse of significant character and historic merit
- Approx. 275 sq m (2,963 sq ft) GIA arranged over ground, first and second floors
- Pre-application advice received – supported in principle for conversion to 3 self-contained flats (PREAPP/26/00029) dated 27th February 2026 subject to LA Permissions and LBC
- Further potential to enlarge add light well, create separate access for each flat and incorporate attic space to top floor unit.
- Private car park with space for at least 6 vehicles – a rare city-centre commodity
- Potential to generate additional income by sub-letting surplus parking spaces
- Premier Old Elvet position within the Durham City Conservation Area
- Walking distance of the UNESCO World Heritage Site, riverside and the city's main retail core

— Outstanding transport links via Durham Station on the East Coast Main Line & Newcastle Airport

This elegant, tree-lined Georgian street sits within the Durham City Conservation Area, on the opposite bank of the River Wear to Durham Cathedral and Castle — together a UNESCO World Heritage Site. The property is superbly placed for the city's main retail core, with Durham's Market Place, Saddler Street and Silver Street, the indoor market and Prince Bishops Place shopping centre all a few minutes' walk via the historic Elvet Bridge. The celebrated riverside walks along the River Wear begin moments away.

The location is equally convenient for Durham University, making the finished scheme likely to appeal strongly to the professional, academic and student rental markets alike.

Price: Starting Bid £375,000

Property Type: Commercial Development

Business Type: Residential Investments

Internal Size: 2963 Square Feet

External Size: 2963 Square Feet

Parking: Allocated

Location

Old Elvet is widely regarded as one of the most desirable and historic addresses in Durham City. This elegant, tree-lined Georgian street sits within the Durham City Conservation Area, on the opposite bank of the River Wear to Durham Cathedral and Castle — together a UNESCO World Heritage Site. The property is superbly placed for the city's main retail core, with Durham's Market Place, Saddler Street and Silver Street, the indoor market and Prince Bishops Place shopping centre all a few minutes' walk via the historic Elvet Bridge. The celebrated riverside walks along the River Wear begin moments away, winding past the boathouses toward Prebends Bridge with its iconic views of the Cathedral. Old Elvet is home to Durham Amateur Rowing Club (founded 1860) and St Cuthbert's Society Boat Club, while nearby Green Lane Cricket Ground and the annual Durham Regatta add to the area's sporting heritage.



Accommodation

The building currently provides generous, well-proportioned accommodation over three floors. The ground floor (approx. 83 sq m / 896 sq ft) comprises a lounge (4.36m x 4.71m), dining room (4.74m x 3.82m), kitchen (1.62m x 3.91m), storage room (2.25m x 3.14m) and two W.C.s. The first floor (approx. 98 sq m / 1,058 sq ft) offers a master bedroom (5.91m x 4.53m), an impressive second bedroom with curved bay (6.08m x 4.79m), and two further bedrooms (4.53m x 3.02m and 2.26m x 2.23m). The second floor (approx. 94 sq m / 1,009 sq ft) provides four more bedrooms — the largest 5.98m x 4.13m — plus a W.C. and store. All measurements are approximate and for guidance only.



EPC

We await a copy of the energy performance certificate.



Tenure

Title Number: DU249444.

Tenure: Freehold

Address 19 Old Elvet, Durham, County Durham, DH1 3HL

Listing Grade II Listed (jointly listed with No. 18) – within the Durham City Conservation Area

Gross Internal Area Approx. 275 sq m / 2,963 sq ft excluding store and attic rooms

Current Use Office (Class E)

Proposed Use 3 self-contained residential units (subject to consent)

Parking Private car park – capacity for at least 8 vehicles

Local Authority Durham County Council



Development Opportunity

The property offers a rare opportunity to acquire a substantial listed building in the heart of Durham City with supportive pre-application advice already in place. Durham County Council's Full Pre-Application Advice Report (ref. PREAPP/26/00029, 27th February 2026) confirms that the proposed change of use from office to three self-contained residential units is acceptable in principle. The building was originally constructed as a house (possibly c.1764) and a return to residential use is viewed positively, with no external alterations required; the Highway Authority and Environmental Health Team raised no objection in principle.

Indicative proposed accommodation comprises:- Ground Floor Flat – approx. 68.06 sq m - First Floor Flat – approx. 92.88 sq m, accessed via the rear courtyard- Second Floor Flat – approx. 94.15 sq m

Note: A full application would require supporting documents (Heritage Statement, Design and Access etc) preservation of sensitive historic fabric.



Public Transport & Connectivity

Rail. Durham Railway Station, a short walk from the property, sits on the prestigious East Coast Main Line linking London with the North East and Scotland. LNER offers frequent direct trains to London King's Cross and Edinburgh Waverley, with open-access operator Lumo providing further direct services, and Grand Central, CrossCountry, TransPennine Express and Northern adding connections to York, Leeds, Manchester and beyond. London is reachable in around three hours, Edinburgh in around two.

Air. Newcastle International Airport, offering a wide range of domestic and international flights, is within comfortable reach to the north via the Tyne and Wear Metro, with Teesside International Airport a further option to the south.

Bus. Durham benefits from an excellent, frequent bus network, with the city's bus station a short walk away serving County Durham, Newcastle, Sunderland and surrounding towns.

Road. The A690 provides swift access to the A1(M) at Junction 62.



Rateable Value

The current rateable value is £24,000 (1 April 2026 to present).

Sourced from VOA.



Private Car Park-A Rare City-Centre Asset

One of the property's most compelling attributes is its private car park, with capacity for at least 6 vehicles. Off-street parking of this scale is exceptionally scarce within central Durham, where public parking is both limited and expensive, and where residential permits are heavily restricted. For an incoming developer or owner-occupier this represents a substantial value driver: not only does it materially enhance the appeal and marketability of each proposed apartment, but there is genuine potential to generate an additional income stream by sub-letting any surplus spaces to nearby residents, businesses, commuters or university staff. In a location where parking is at a premium, this is a benefit that should not be underestimated.

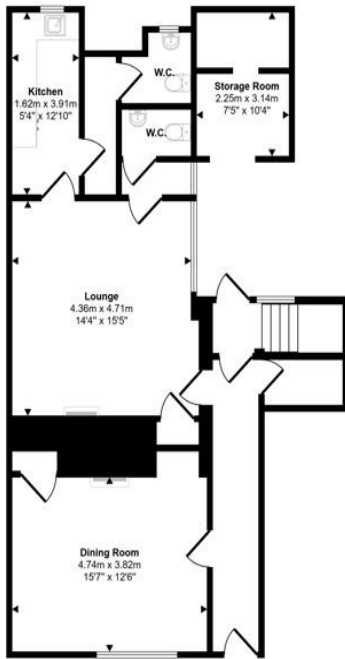


Additional Information

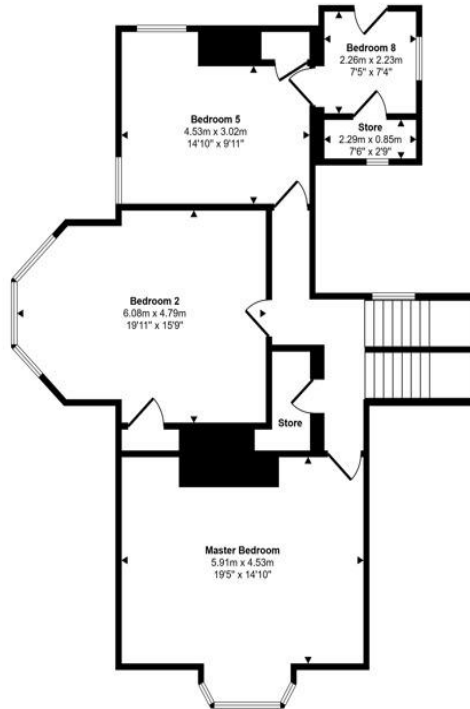
For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



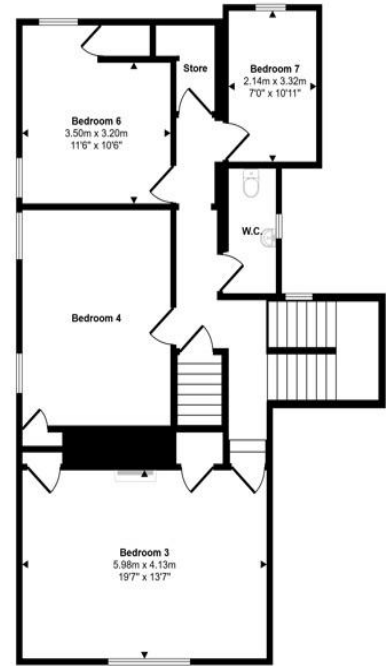
Approx Gross Internal Area
275 sq m / 2963 sq ft



Ground Floor
Approx 83 sq m / 896 sq ft



First Floor
Approx 98 sq m / 1058 sq ft



Second Floor
Approx 94 sq m / 1009 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Old Elvet, Durham, Durham, DH1 3HL

Contact your local branch today for more information on this property:

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