



3-5, Bakehouse Hill
Darlington, DL1 5QA

3-5, Bakehouse Hill, Darlington, DL1 5QA Guide Price £325,000



QUALITY TRUST VALUE

Description

A substantial freehold property, extending to approximately 4,000 square feet over five floors, located in the heart of Darlington town centre.

The space offers an ideal development opportunity with the upper floors already benefitting from a dedicated entrance.

A planning application has been submitted for the conversion of the property to form 2 retail shops, with 5 apartments to the upper floors, this is under ref: Planning Application: 23/01278/FUL. A plan for which is included in the details although further information can be found on the planning portal. The current determination date for this is 15th October 2024 and the application includes the relevant Nutrient Neutrality credits for 5 new residential units.

The building offers potential for various development schemes subject to planning and an early viewing is recommended to appreciate the full potential on offer.

Location

The attractive 19th Century building commands a prominent corner position, adjacent to The Victorian Covered Market, overlooking the Market Place to the South and High Row to the west. The property lies in the heart of Darlington town centre amongst a range of shops, bars and restaurants. Located at the gateway to the Tees Valley, Darlington sits adjacent to the North-South A1(M) Motorway and the East-West A66 trunk road. Darlington Station is on the East Coast Mainline connecting Darlington with the rest of the UK, whilst Teesside Airport, 6 miles east of the town, provides links to London and Europe.

With over £200m of public and private sector investment attracted into the area over the last three years, Darlington is undergoing a transformation and an exciting period of growth.

Recent and upcoming developments include:

- The Darlington Economic Campus, bringing together 6 Government departments on one campus as part of the Government's Levelling Up Agenda.
- A brand new, £8m state of the art office and lab-space facility at Central Park close to the new CPI RNA Centre of Excellence, CPI's £38m National Biologics Manufacturing Centre and Teesside University's £22.3m centre of excellence for the biosciences and healthcare sector – The National Horizons Centre.
- Investment of £105m in a comprehensive improvement programme for Darlington's Railway Station and the adjacent land.



Tenure

Freehold. The property is available to purchase freehold, with vacant possession on completion.

Services

All mains' services are connected to the property.

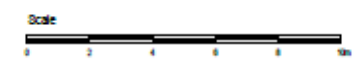
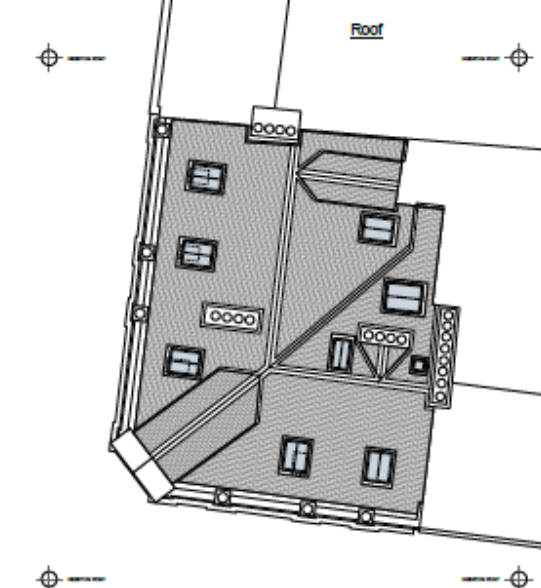
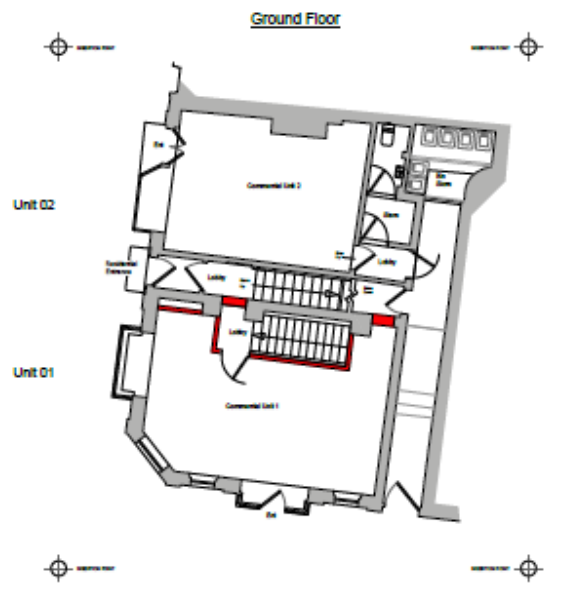
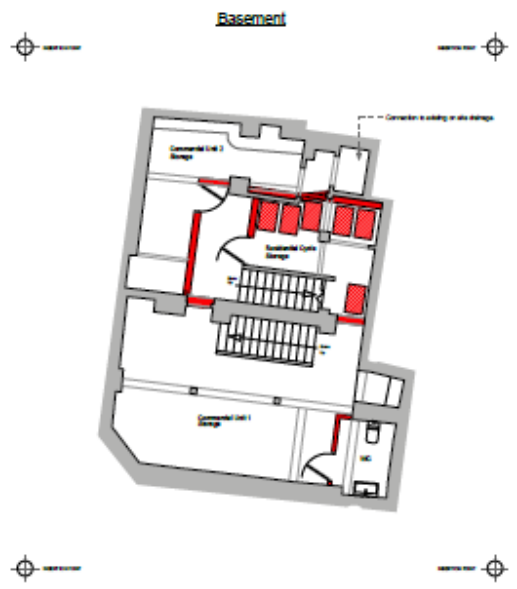
VAT

The property is not elected for VAT.

Planning

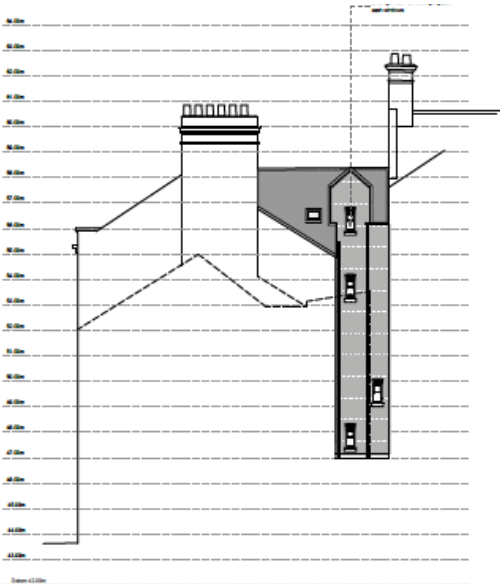
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.





PROPOSED FLOOR PLANS

PROPOSED ELEVATIONS



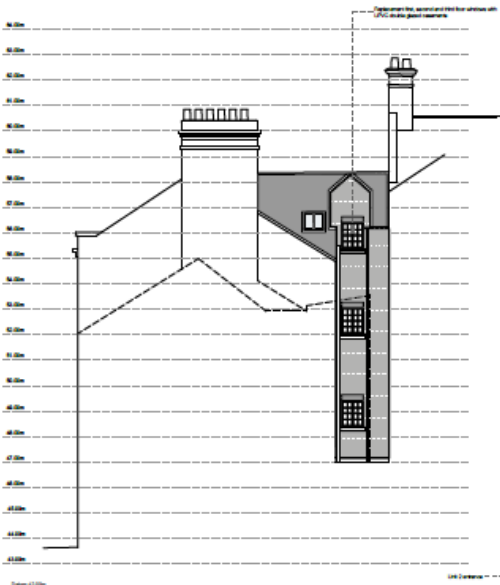
Existing - East Elevation



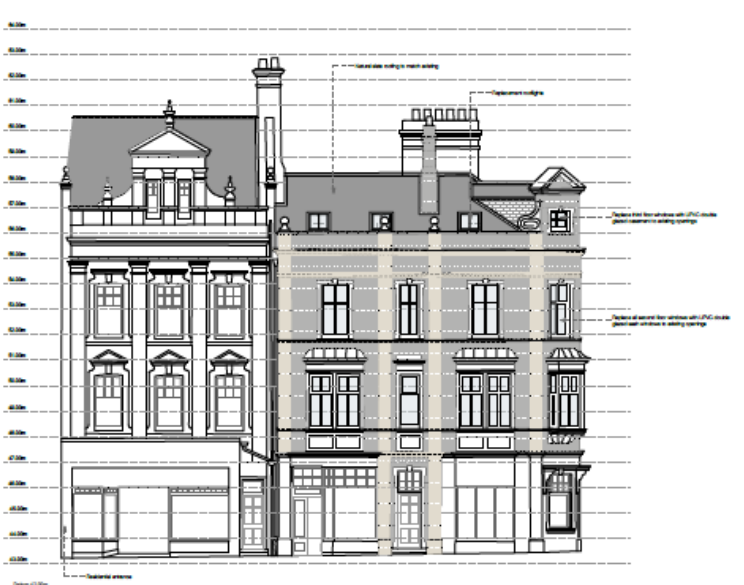
Existing - West Elevation



Existing - South Elevation



Proposed - East Elevation



Proposed - West Elevation



Proposed - South Elevation

No.	Date	Description	By	Check

Stage: **PLANNING** Mileage: **STAGE 3**
 The Millings, Milton
 South Yorkshire
 YO27 5EP
 01453 49 33 33
 email@bramhall-bleenkarn-leonard.com
 www.bramhall-bleenkarn-leonard.com
**BRAMHALL
 BLEENKARN
 LEONARD** RIBA

35 Bakehouse Hill, Darlington, DL1 5GA
 Client: **BAKEHOUSE HILL**
 Drawing Title: **Survey & Proposed Elevations**

Drawn By	Project No.	Date	Checked By
A1	07.12.2023	SJB	CL

Scale: 1:100 Drawing No: **1541_AR30_01_C**

