



Rare Historic Development Opportunity

80 Newgate Street, Bishop Auckland, Durham, DL14 7EQ

 **naylors**

For Sale

Property Highlights

- Prime historic building located on Bishop Auckland High Street
- Rare development opportunity
- Former Beales Department Store
- Planning permission granted for hotel or residential accommodation
- Grade II listed
- The property is elected for VAT
- Seeking an unconditional offer over £350,000 exc. VAT

Location

Bishop Auckland is a 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 A688 and A68, whilst being in close proximity to the A1(M). Bishop Auckland benefits from good rail and bus networks. Durham Tees Valley Airport is located approximately 19 miles south west of the town. The town has a population of some 24,455 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.

Description

This substantial Grade II listed property, constructed in traditional stone masonry, offers a rare opportunity to acquire and develop a landmark building within the town centre. Formerly occupied by Beales department store, the premises have remained vacant for approximately 6 years and now presents significant potential for redevelopment into a hotel or residential use.

Arranged across three floors and extending to approximately 55,000 sqft, the accommodation is currently configured to provide retail and storage space at ground floor level, with office accommodation above. The property stands on a site extending to circa 0.63 acres (0.25 ha). Internally, the building is in a derelict condition, in a basic state of repair and is currently unlit.

This is a unique opportunity to restore and repurpose a historic building with significant scale and character in a prime town centre location.

Planning

Information on planning can be found on Durham County Council's Planning Portal: <https://www.durham.gov.uk/article/8275/Find-a-planning-application>

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 3no. 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 3no. ground floor units with flexible A1/A3 use and 27 apartments, associated internal and external alterations and partial demolition.

It is understood that both premises are considered to have been implemented by the local authority, thereby providing buyers with a fantastic starting point.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

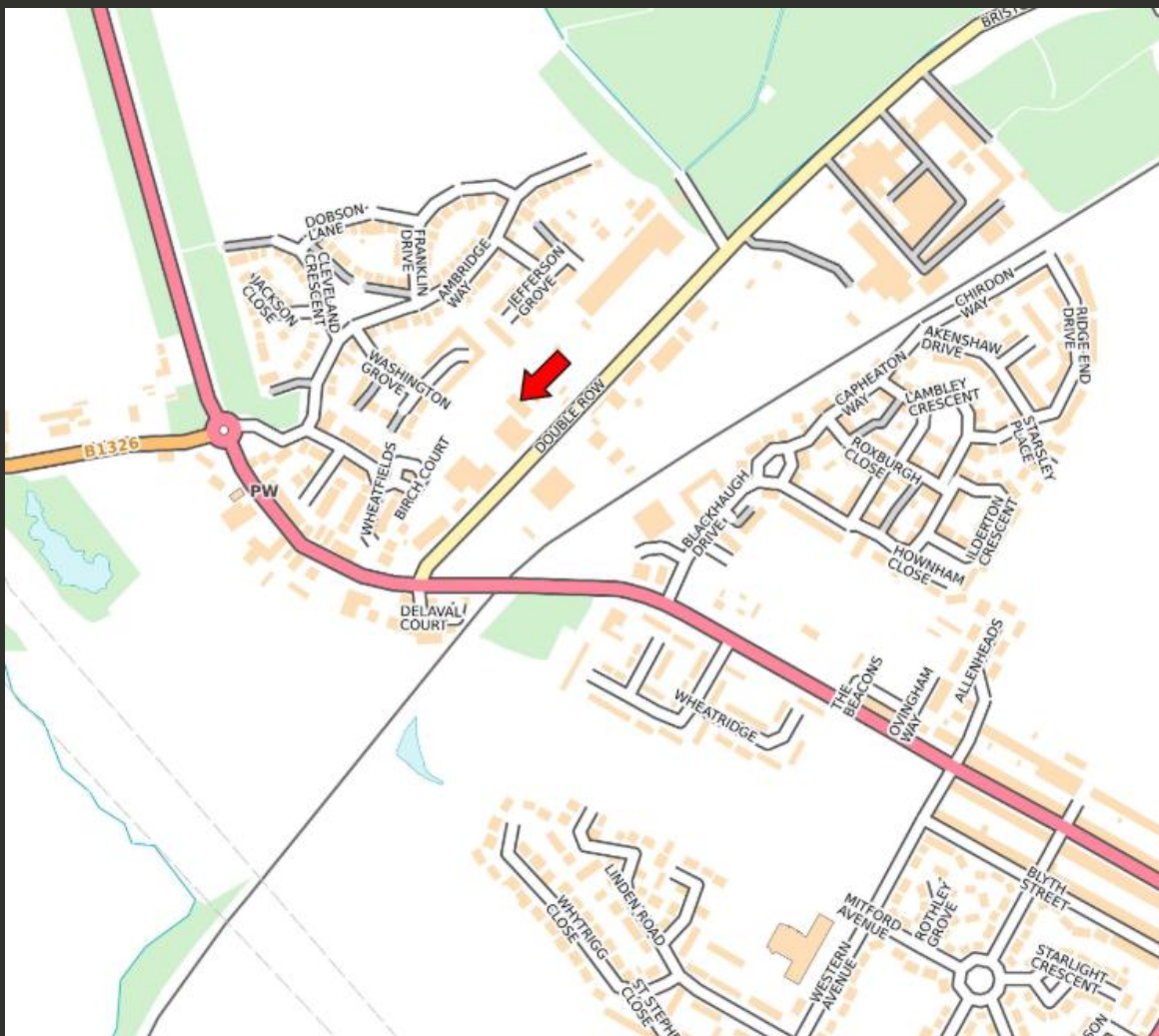
VAT

We understand the property is elected for VAT and therefore VAT should be payable on the purchase price.

Anti-Money Laundering

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





For further information please contact:

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Date: March 2026