

# For Sale

*On behalf of Andrew Haslam & Antonya Alison  
Joint Liquidators of Heartwood Skills CIC*

## Development Opportunity

Former Heartwood Skills  
Gainford  
Chester le Street  
County Durham  
DH2 2EP

- Former Social Club partially converted to offices/training
- Located within densely populated residential area
- Single level extending to circa **6,500 ft<sup>2</sup> (604 m<sup>2</sup>)**
- Occupying site of approximately **0.8 acres**
- Adjacent to recent 78 home scheme completed 2020
- Suitable for redevelopment Subject to planning

### Location

Gainford is a residential area located approximately 1 mile to the west of Chester le Street town centre within County Durham.

The site is secure and fenced and sits immediately adjacent to Lindisfarne Nursing and Residential Care home, a small retail shopping parade accessed from Gibside which includes a Go Local convenience store. Durham Villages Regeneration Company recently (circa 2022) completed the development of 78 new two, three and four bedroomed houses on the adjacent site.

### Description

The property is of single storey detached construction comprising former social club which in recent years was acquired for use as offices and training with the conversion having been partially completed.

The secure level fenced site is partially grassed and partially concrete surfaced extending to **approximately 0.8 acres**, the boundaries shown on the attached plan.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>GROUND FLOOR</b>		
Overall Area	6500	603.850.00
Total Site Area inc. buildings approx.	<b>0.8 acres</b>	

### Tenure

We are advised the property is held Freehold subject to a covenant dated 14<sup>th</sup> December 1990 in favour of Chester le Street District Council (now Durham County Council) for use of the premises as a Social Club. We are advised that the use was subsequently varied by Durham County Council in 2021 allowing a change of use of the property for mixed use including education/training, community café and community function/hire rooms. **Interested parties are advised to make their own enquires with Durham County Council regarding any proposed change of use of the site.**

### Asking Price

Offers in the region of **£225,000 (two hundred and twenty five thousand pounds)**.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£11,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

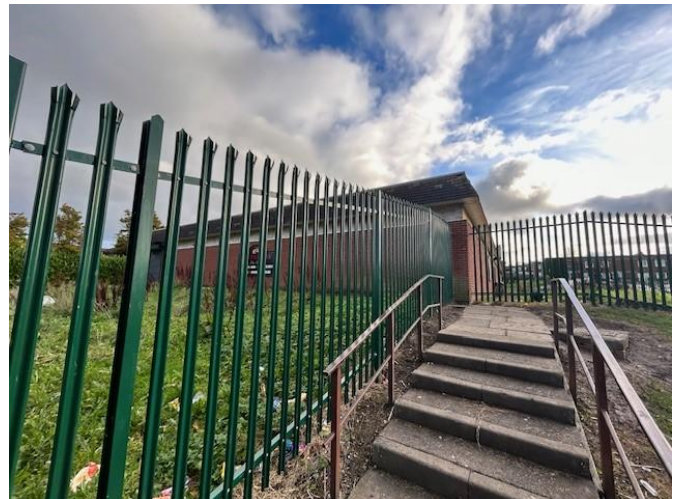
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

DC1141

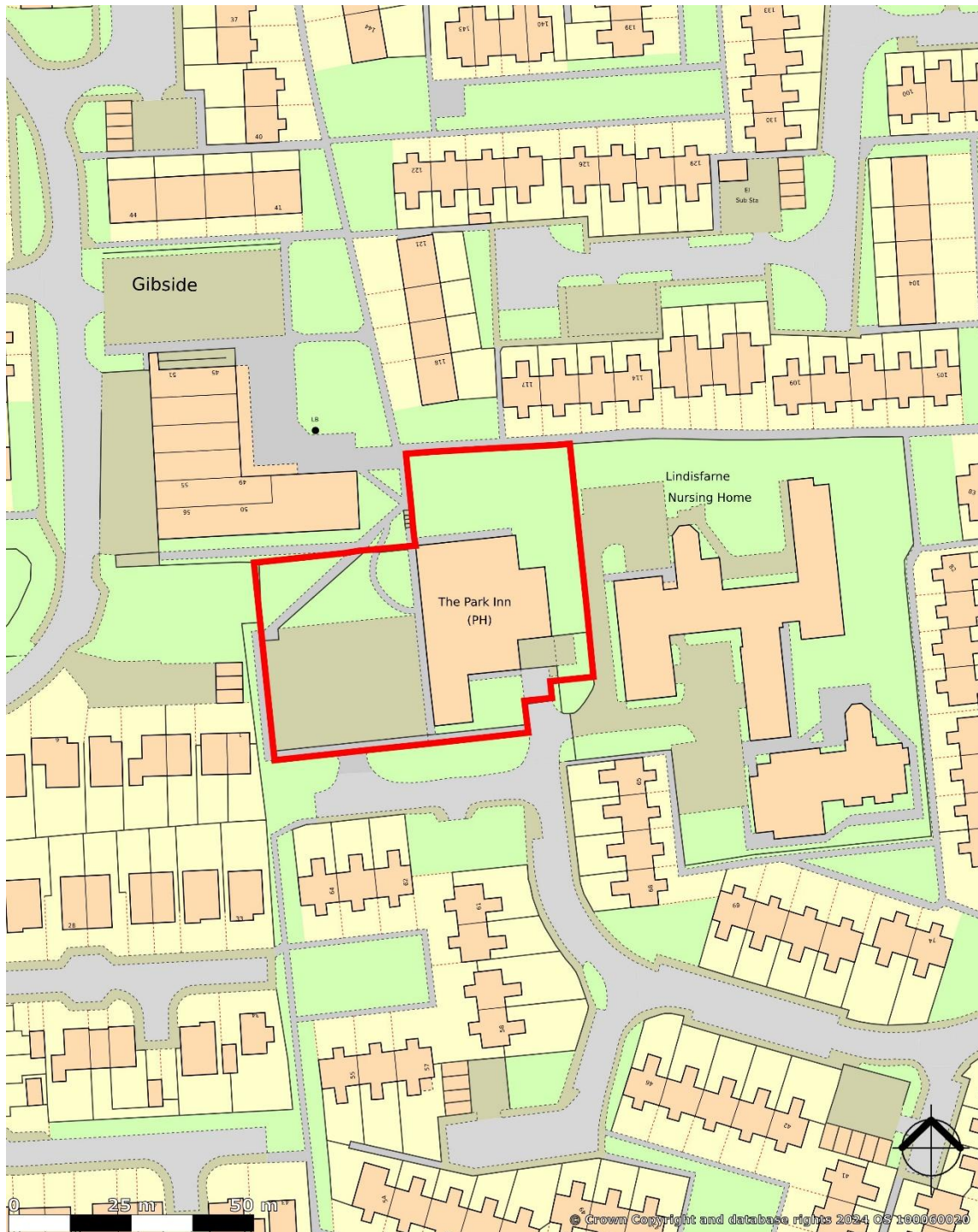
### EPC

Energy Rating 79/D



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