



BURNOPFIELD MASONIC HALL

Burnopfield, Newcastle Upon Tyne, NE16 6PT



GSC GRAYS
PROPERTY • ESTATES • LAND

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Development Opportunity – We are delighted to market this stone built former school, more recently used as a Masonic Hall offering approximately 4480 sqft (416 sqm) of accommodation and occupying a site of approximately 0.3 acres. The site offers an opportunity to convert an existing building or develop the site (subject to the necessary planning consents being granted).

Newcastle 8 miles, Chester-le- street 8.5 miles, Durham 20 miles .Burnopfield is a small picturesque village surrounded by beautiful countryside, with views over the Derwent Valley. Burnopfield is situated on the main road running between Newcastle and Consett. Although it has a semi rural feel, there is good access to both the Metro centre and the A1. The village has shops, pubs, primary school and range of sporting clubs.



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Accommodation

The current accommodation is access via a main entrance door to an inner hall with doors to a store room, Kitchen and inner lobby with Male, Female and disabled toilet facilities. There is also a committee room/meeting room at the end of the corridor. To the centre of the property there is dining hall/function room leading through to a bar area and formal meeting room to the rear. To the rear of the bar there is a further storage room and door to side elevation.

Externally

There are two vehicle access point and one pedestrian access gate. Two hardstanding areas either side of the property providing off street parking. There is a further gated area to the side of the property providing access to the boiler house, oil tank and bin area.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Particulars

Particulars written in January 2023.
Photographs taken in January 2023.

Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

Rateable Value

The premises have a Rateable Value of £3050 . For precise rates payable interested parties should contact Durham Council. Current owners are exempt due to charitable status.



Masonic Hall, Burnopfield

Approximate Gross Internal Area
4480 sq ft - 416 sq m

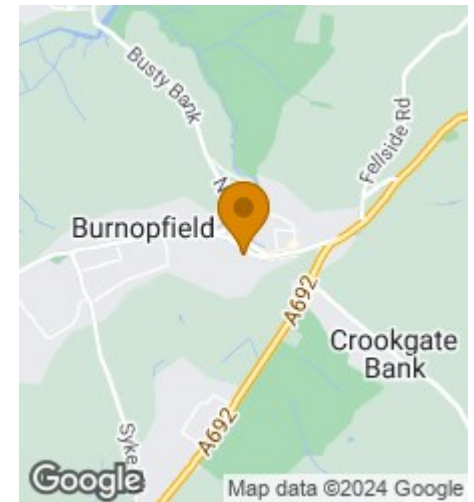


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.