



# 19 MARKET PLACE

Barnard Castle, County Durham DL12 8NF



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# 19 MARKET PLACE

Barnard Castle, County Durham DL12 8NE

Boutique Hotel - We are delighted to offer this part completed eight bedroom boutique hotel and car park with full planning permission and Listed building consent, situated in the centre of the highly sought after market town of Barnard Castle with easy access to historic sites and local amenities.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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SILVER SWAN

FACADE MAKE UP

MAY 2022

**PROPOSED NEW FACADE**

**Illuminated hanging sign**  
Approx dimension 800mm x 1200mm

**Door canopy**  
Steel frame with fabric wrap

**Facia signage**  
Back illuminated facia sign  
Dimensions TBC

**Lighting**  
> Up and down lights below facia  
up lights above facia  
> Hanging sign lighting  
> Porch doorway light

> **Window vinyls**  
Lower vinyls applied to lower windows



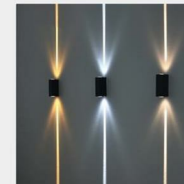
SILVER SWAN

FACADE LIGHTING

MAY 2022

**Example of facade illumination**

**Lighting -**  
> Up and down lights below facia  
up lights above facia  
> Hanging sign lighting  
> Porch doorway light



**BROXLE**  
Vara - Outdoor Waterproof Wall  
Sconce



### Description

This Grade II Listed former HSBC bank provides accommodation over three floors with extension to the rear and enclosed car park. The planning (DM/20/00750/0/FPH) and Listed building consent (DM/20/00751/LB) have been approved and works commenced to provide eight bedrooms all with en-suite facilities, breakfast area, lounge, serving area and food preparation area. Please note the project is part completed and requires further work.

### Externally

Enclosed gated car park to rear.

### Services

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

### Local Authority and Rating

Durham County Council Tel: 03000 26 00 00.

For verification purposes interested parties are advised to make their own enquiries via [www.voa.gov.uk](http://www.voa.gov.uk)

### Tenure

The property is offered freehold based on a guide price of £360,000.

### EPC

The energy performance rating has been produced for the premises and is available upon request. Rating D. Please note this rating was provided when the property was being used as a bank premises.

### Legal Costs

Each party to bear their own legal costs throughout the transaction.

### Viewing

Viewing via GSC Grays Telephone Number 01833 637000



### 19 Market Place Barnard Castle



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.