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2A GALGATE  
Barnard Castle, County Durham DL12 8BH



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# 52/52A GALGATE

Barnard Castle, County Durham DL12 8BH

A superb opportunity to purchase a Grade II Listed property with planning permission to be converted into one residential unit, situated in a prominent Barnard Castle location.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 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. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



**GSC GRAYS**

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### 52/52A Galgate

The property briefly comprises an area, store room, cloakroom/wc and enclosed rear yard. The apartment comprises a living room, kitchen, three bedrooms and a house bathroom.

### 52A Galgate

An Area of approximately 380 sq ft (36 m2), store room, cloakroom/wc and an enclosed rear yard.

### 52 Galgate

The apartment benefits from a private entrance with staircase to half landing with corridor leading to bedroom and house bathroom. The first floor living room boasts a stunning picture window overlooking Galgate with kitchenette to the rear. There are two further bedrooms on the second floor. Accessed via the entrance hall there is a staircase to cellar.

### Planning Permission

Planning permission has been granted for residential use and conversion into a single unit. DM/24/03470/FPA - For further information.

### Tenure

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

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes 52 Galgate is banded A.

### Particulars

Particulars written in May 2025.

Photographs taken in May 2025.

### Services and Other Information

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



## 52/52a Galgate, Barnard Castle

Approximate Gross Internal Area  
1636 sq ft - 152 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. 2024

### 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>		<b>75</b>
(55-68) <b>D</b>	<b>59</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

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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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6. Please discuss with us any aspects that are important to you prior to travelling to the property.