



LANGLEYDALE SCHOOL HOUSE &  
COMMUNITY CENTRE

Kinninvie, Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# LANGLEYDALE SCHOOL HOUSE & COMMUNITY CENTRE, SADDLERS LANE KINNINVIE COUNTY DURHAM, DL12 8SB

A development opportunity in Kinninvie near Barnard Castle. We are delighted to offer the opportunity to purchase the former Community Centre, playing field and attached School House. Occupying a plot of approximately 1.2 acres, the property offers huge potential subject to the necessary planning consent. Vacant and available with no onward chain.

## ACCOMMODATION

- \* Former community centre
- \* Two bedroom school house
- \* Huge potential subject to planning
- \* Large gardens/playing field
- \* Rural location



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## Situation

Langleydale School House and Community Centre is located in the hamlet of Kinninvie. The historic market towns of Barnard Castle 4 miles, Darlington 16 miles, Bishop Auckland 14 miles (all mileage is approximate), all provide a range of shops, cafes and churches.

## School House

The accommodation briefly comprises entrance porch, hallway, living room, dining room, pantry, kitchen, bathroom, two bedrooms and a shower room. To the exterior of the property there is a generous garden and garage.

## Former Community Centre

The former Langleydale Community Centre comprises an entrance hall, main hall with bar area, cloakroom, kitchen and toilet facilities. To the exterior of the property there is an outbuilding, stores and a former playing field. Access is via a gate at the entrance to the Community Centre.

## Plot/Land

A total plot size of approximately 1.2 acres. Please note the plan contained in this brochure is for illustration purposes only.





### Tenure

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

### Agents Note

Raby Restrictive Covenants:

1. Any redevelopment of this site will be restricted to one residential dwelling.
2. The covenants are in place to protect any retained Estate property, this requires approval in writing for any external alterations or additions for e.g.. A porch, conservatory, any additional building(s)/garage/extension or conversion of existing outbuilding
3. Replacement of existing windows and doors would not require approval
4. Adding additional windows or doors which face an existing Estate property would require approval
5. Any change of use from the use as specified will require approval (e.g. a residential property to a pub or B&B etc)
6. No approval for internal changes will be required



### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes Langleydale School House is banded B.

Langleydale Community Centre business rates - £3650 from April 2023

### Particulars

Particulars written in October 2025.

Photographs taken in October 2025.

### Services and Other Information

Mains Electricity, Private Water Supply, Drainage to Septic Tank.

### Viewings

Viewing strictly by appointment via GSC Grays Tel: 01833 637000

Please be aware that the properties are in need of refurbishment therefore caution is advised when viewing.

### 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.
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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.

## Langleydale Community Centre & School House

Approximate Gross Internal Area  
3072 sq ft - 285 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>                          |           | <b>94</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>                            | <b>28</b> |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



### DISCLAIMER NOTICE:

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