



Former Methodist Chapel, High Street,
Byers Green, County Durham, DL16 7PG
Guide Price £150,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An opportunity to purchase a retail premises in the village of Byers Green.

- Commercial premises
 - Village location
- Potential development opportunity
- Energy performance rating D 80



www.vickersandbarrass.co.uk

LOCATION

The property is located in Byers Green, a small village situated in County Durham, approximately two miles to the south east of Willington and approximately four miles to the west of Spennymoor. The property is approximately two miles from the A688 road connecting Bishop Auckland to Durham.

what3words ///pays.starters.hazy

DESCRIPTION

The former Methodist Chapel in Byers Green offers a large commercial space, currently used as a retail space benefiting from a large room to the front of the building with a smaller room to the rear along with store room, kitchen, WCs and stairs that leads to a first floor meeting room. The large floor space works well for the use as retail space. There are a number of access points into the building with a ramp to the side allowing for disabled access. The doors have roller shutters providing additional security.



The premises currently has permission for use as a retail shop or auction house (Class E). Subject to obtaining the necessary consents the property may be suitable for conversion to a residential dwelling or for use as a community space.

SERVICES

The property is served by mains water, drainage and electricity. There is mains gas to the property, however this is currently capped.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 80.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal outdoors in this area with indoors signal being limited across mobile providers. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is



a very low risk of flooding from surface water, rivers and sea.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold on two titles, DU323722 and DU388150.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.



VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – May 2025

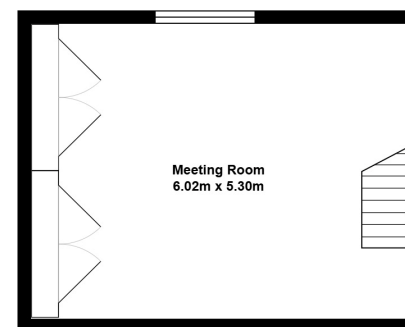
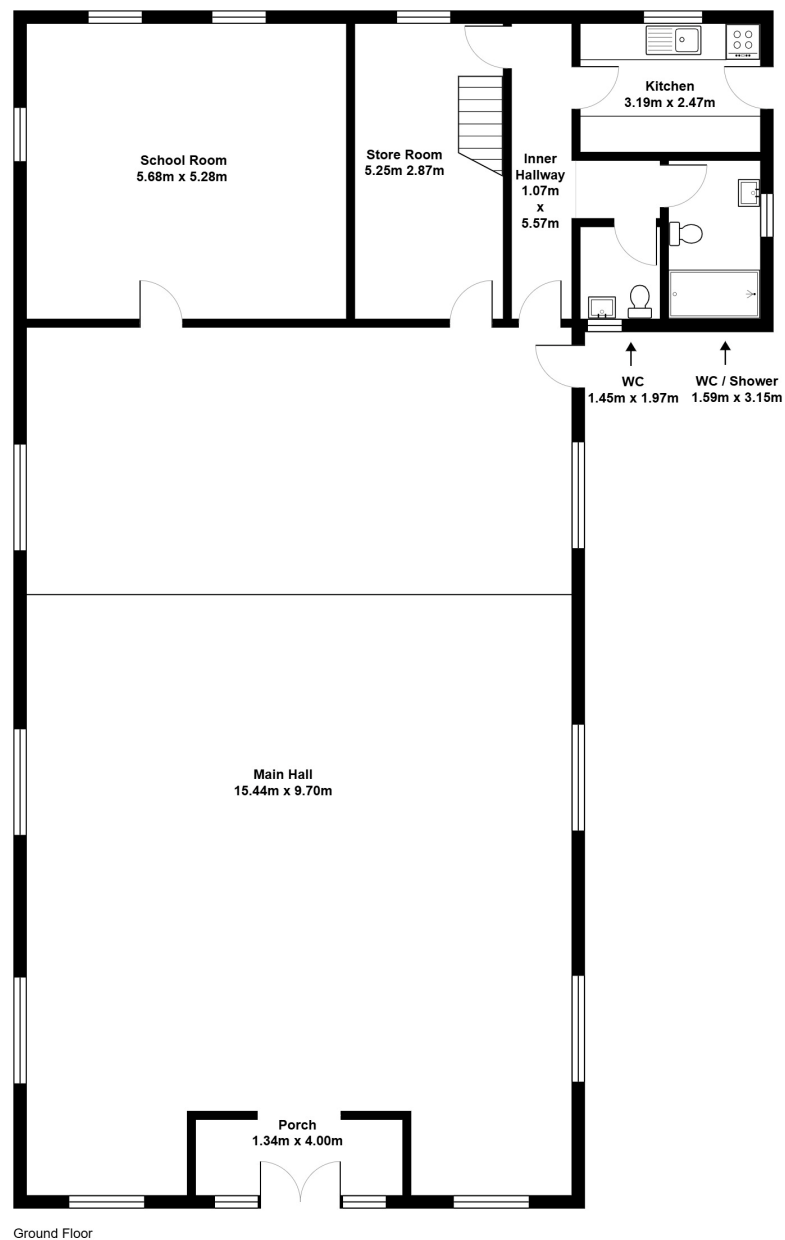
Photographs taken – May 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified



First Floor



All measurements are approximate and for display purposes only

information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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