



For Sale

St Bede's Presbytery and Land at Carr House Drive, Durham, DH1 5HZ

Property for sale via informal tender, with or without the Presbytery
Development opportunity, subject to necessary consents



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Highlights

- Freehold for sale by informal tender - offers invited.
- Approximately 1.32 acres (0.53 ha) in total, including Presbytery building and immediate grounds which sits on circa 0.23 acres (0.093 ha) of the property.
- Development opportunity, subject to planning consents.
- The preference of the vendor is that the site be used for the provision of social housing.
- Popular housing location, close to Durham city centre.
- Pack of supporting information available [here](#).
- **Deadline for offers: 12:00 noon on Thursday 24 July 2025.**



Opportunity

The sale of the St. Bede's Presbytery and Land provides an excellent opportunity to acquire a property with excellent development potential in a popular location approximately 1.5 miles north of Durham city centre.

The property is offered for sale by informal tender.

Bids are invited on two bases:

1. For the entire property.
2. For the property *excluding* the Presbytery building and land on which it sits - some 0.23 acre (0.093 ha). This area is approximately identified as the opaque shaded area on the aerial photograph on the front of this brochure.

Location and Situation

The property is located off Carr House Drive in Durham. The site is situated approximately 1.5 miles north of Durham city centre.

The property is situated between the former mining villages of Pity Me and Framwellgate Moor. It is less than a mile south of the Arnison Centre, a popular and well serviced retail park.

The property is in a predominantly residential area, with a mix of modern and older estate housing in the immediate vicinity. There are a number of schools nearby, whilst there are also many local amenities within walking distance.

The property is 0.6 miles by road to the A167, which connects to the A690 to the south west, providing direct access to Durham.

The A690 also links to junction 62 of the A1(M) 4.5 miles by road to the east of the property.

The site is well served by public transport, with Old Pit Lane being serviced by many bus routes, providing regular services to the surrounding villages, the Arnison Centre, Durham city centre and beyond.

The property is adjacent to St Godric's Roman Catholic Primary School to the north, Carr House Drive to the east, Bek Road to the south and Old Pit Lane to the west.

Description

The broadly triangular-shaped site measures approximately 1.32 acres (0.53 ha).

The southern and eastern parts of the property are mainly landscaped grounds and informal surface car parking. The car park is private and only accessible to authorised users on a temporary permissive basis.

The main vehicular access onto this open part of the property is from Carr House Drive.

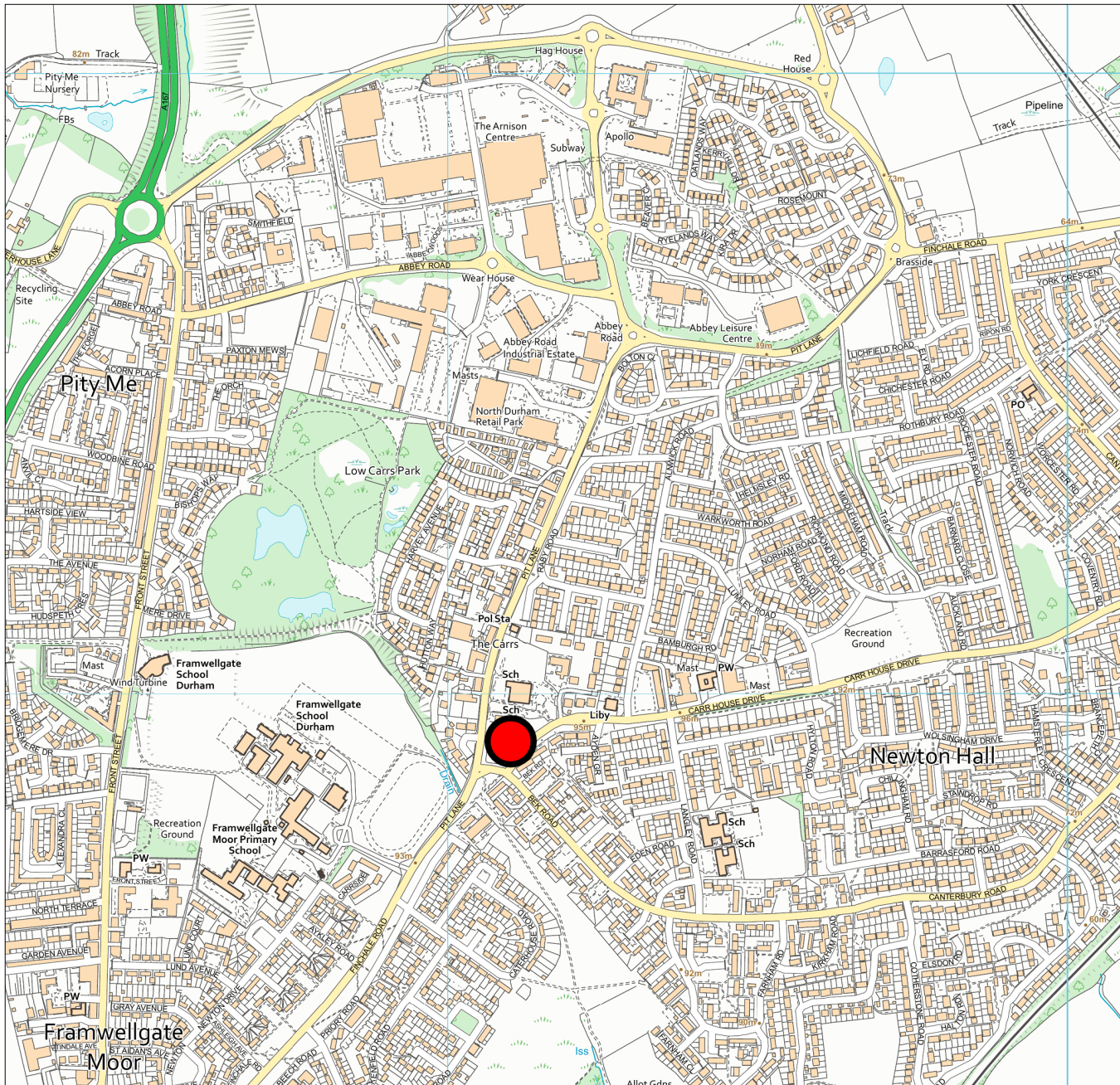
The Presbytery, a single storey red brick building, is located towards the north west corner of the property. The building has four bedrooms and two garages.

Vehicular access to the Presbytery is from Old Pit Lane. There is a separate dedicated car parking area off this access, with parking for four or five cars.

This element, which includes limited grounds, measures approximately 0.23 acres (0.093 ha).

Further site information, including a site plan, is provided in the dataroom.





Planning

The property is unallocated within the County Durham Local Plan.

We are not aware of any outstanding planning applications affecting the property. We consider the property may be suitable for redevelopment, in particular to provide housing (C2 and C3 uses), subject to gaining the necessary consents.

Bidders should make their own enquiries in respect of planning matters.

Method of Sale and Basis for Offers

The property is being sold by informal tender.

Unconditional (preferred) and subject to planning offers are invited for the freehold interest of the property on either, or both, of the bases as set out in the guidance note and bid proforma.

A bidder guidance document, also available in the dataroom, provides further instructions on the basis of offers to be submitted and the supporting information to be provided.

Conditional on planning bids should be accompanied by outline scheme proposals and layout plans.

Offers must be submitted by 12:00 noon on Thursday 24 July 2025.

Offers should be submitted using the bid proforma available in the dataroom.

The vendor reserves the right not to accept the highest or any offer received.

Additional Information

Further supporting information can be accessed and downloaded from the dataroom by clicking [here](#).



**If you would like to know
more please get in touch.**

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