



CONISCLIFFE ROAD

DARLINGTON

DL3 7RT



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CONISCLIFFE
ROAD

Offers sought in excess of **£1,200,000**

(One Million, Two Hundred Thousand Pounds) exclusive of VAT. A purchase at this level reflects a 9.44% NIY, after purchasers' costs of 5.93% have been deducted.

Investment Summary

- Opportunity to acquire single let office investment with future redevelopment potential within the historic railway town of Darlington, County Durham.
- Situated the West End of Darlington and in a designated conversation area, known for its mature trees, parks and historic suburban development, a short distance from the town centre.
- An elegant 19th Century Grade II listed former residential villa and Coach House, sympathetically converted for its current use as offices.
- Let to longstanding and highly regarded tenant Clive Owen LLP, one of the leading firms of independent Chartered Accountants and Business Advisers in the region.
- Current annual rent £120,000 per annum.
- The total net internal area extends to 796.84 sq m (8,577 sq ft), inclusive of the Coach House.
- Situated on a substantial 1.08 acre site that provides generous car parking provisions to the front and rear and a stand alone garage and formal gardens accessed off Coniscliffe Road in what is considered one of the most prestigious locations within the west end of Darlington.
- Property held freehold, title number DU32413.

Darlington

Located within County Durham, Darlington lies approximately 35 miles south of Newcastle upon Tyne, 17 miles south of Durham and 68 miles north of Leeds. The town has a population size of 93,400 (ONS 2022) making it one of the largest towns in the northeast of England.



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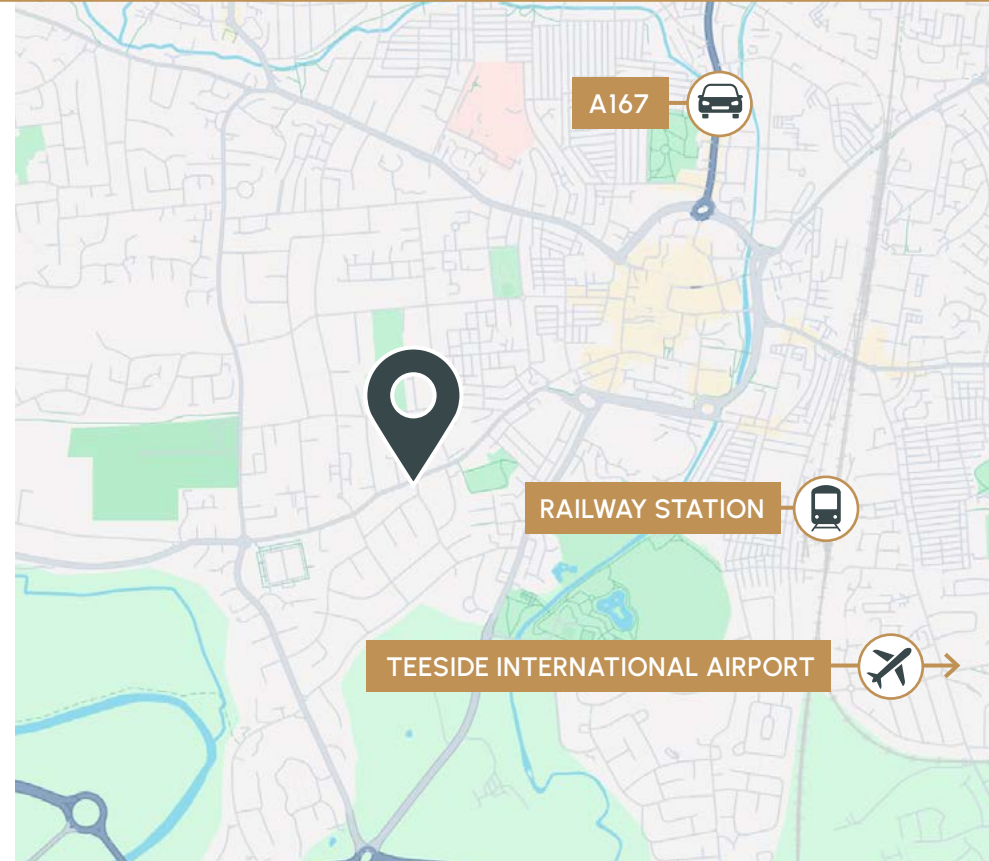
The A167 is the arterial route through the town connecting to the A68 providing direct access to the A1(M) to the north. The A66 connects to the A1(M) to the south. The A66 provides access to Middlesbrough, Stockton on Tees and the wider east coast.






RAIL

Darlington Railway Station is on the East Coast Mainline and is situated 1.4 miles east of the property. It provides a journey time to Newcastle of 30 minutes, Durham 19 minutes and London Kings Cross 2 hours 30 minutes. The station is currently undergoing a £105 million redevelopment to create three new platforms, which will help further improve and increase connectivity.

AIR

Teesside International Airport is located 6.4 miles east of the property. There are scheduled flights operating to various UK and European destinations.



-  **6 min cycle** to Darlington Station
-  **58 trains daily** from Darlington to London
-  **2 miles from the A 1 (M)**
-  **Hourly trains** to both Leeds and Newcastle
-  **6.5 miles from Teesside International Airport**

Darlington is a town steeped in railway and industrial history



- Darlington is known as **the birthplace of the modern railway**.
- The Town Centre was awarded as being **one of the top independent High Streets** in the UK in 2023.
- Darlington benefits from access to a **working age population of 2.1 million** within one hour's drive time.
- Attracted over **£500m of public and private sector investment** into Darlington in the last 5 years.
- The Darlington economy has a **value of £2.57bn**.
- **7th Fastest growing economy in the UK**
– proportionate to its size and geographic location.
- Government opening northern **Treasury Hub** in 2027.



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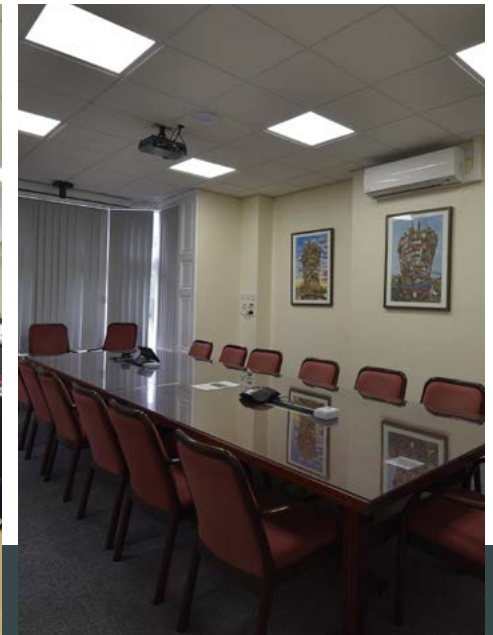
The Property

An attractive Grade II listed, former Georgian villa dating from the early 18th Century. The property is a detached three storey office of brick construction beneath a low pitched hipped slate roof. To the rear there are two later extensions, both three storey and of brick construction. The façade exhibits characteristics of Georgian architecture, in particular the rows of five windows on each floor and the impressive Doric porch with sturdy stone columns either side of the main entrance.

The property sits on an extensive **1.08 acre site** and the layout is typical of its time, with a landscaped formal garden to the side. Facing onto Coniscliffe Road the site is predominantly treelined with a large driveway that is currently used for visitor parking. To the rear is a tarmacked car park which can be accessed off Cleveland Avenue and comprises 41 spaces as well as a standalone 4 car garage.

Additionally, to the east of the main property is a former Coach House which has its own access off Coniscliffe Road, as well as two car parking spaces. It is a two storey building of brick construction and comprises office accommodation on both floors.

Internally, the main property features large spacious rooms with high ceilings that have been modernised to provide good quality office accommodation and facilities throughout. The ground floor comprises larger boardrooms, meeting spaces, kitchen and staff facilities, all accessed from the main reception area. A large central stairway and caged lift provides access to the upper floors which comprise a mixture of cellular and larger open plan offices.



Grade II Listed Status



The main property is Grade II listed under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for special architectural or historic interest. The property was listed in 1977 and the main features referenced in the listing focus on the property's façade and exterior, they include:

- **Pink Bricks**
- **Entire ridge covered with a long chimney stack that has 12 pots**
- **Gauged flat brock arches to recessed sash windows**
- **Altered door in prostyle doric porch with paired fluted columns**
- **Left return has had C19 half octagonal bays added at a later stage**
- **Right return has 2 segmental oriel bows**

Coach House	Sq m	Sq ft
Ground Floor	243.17	2,618
First Floor	265.36	2,856
Second Floor	171.78	1,849
Rear Attic	33.04	356

Main Building		
Ground Floor	47.24	509
First Floor	36.25	309
Total	796.84	8,577



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Tenancy & Covenant Information

The property is let in its entirety to Clive Owen LLP (No. OC312218) on 5 year reversionary FRI lease from 27th May 2022. The passing rent is £120,000 per annum.

Clive Owen LLP is a highly regarded regional firm of Chartered Accountants and Business Advisors, established in 1983. The company has over 150 staff, led by 13 partners across 5 offices within the northeast of England. Dun & Bradstreet has an overall assessment of the organisation as very stable and low risk.



Planning

The property presents numerous future potential redevelopment opportunities, for alternative uses or residential conversion for either single dwelling use or multiple occupancy.

EPC

The Main Building has an EPC rating of C 62, valid until 2nd September 2035.

The Coach House has an EPC rating of D 91, valid until 2nd September 2035.



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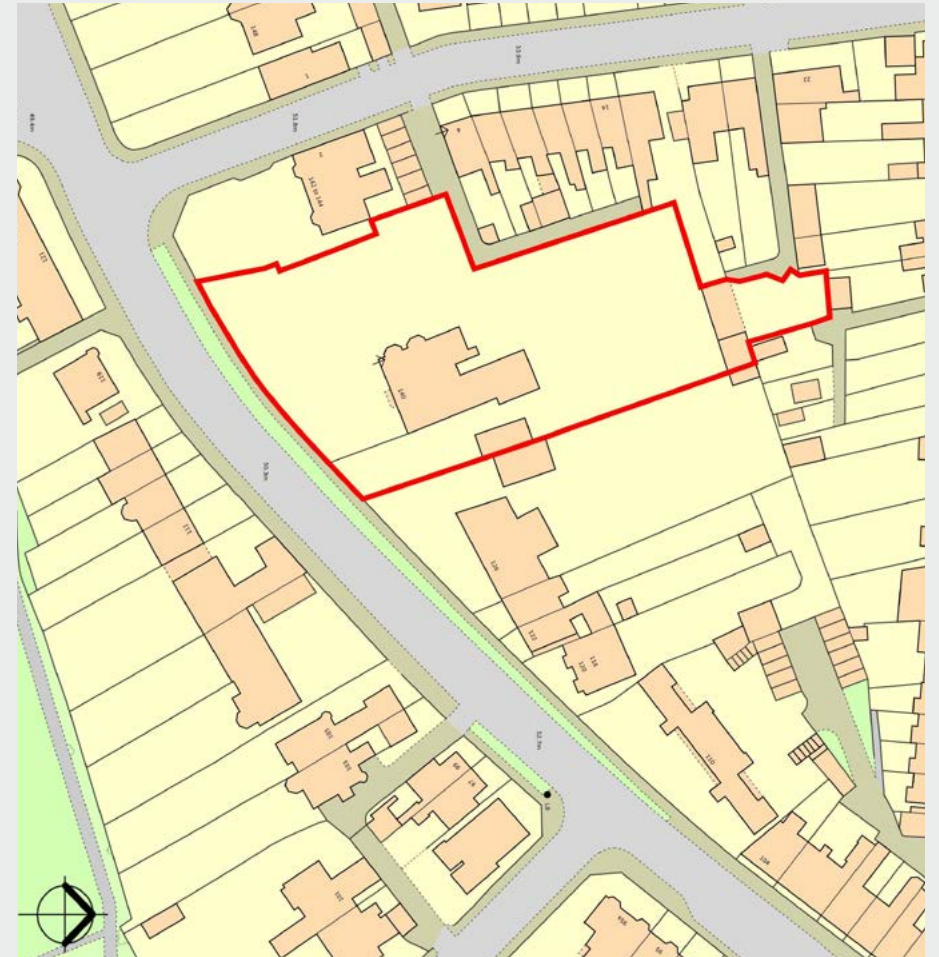
(One Million, Two Hundred Thousand Pounds) exclusive of VAT. A purchase at this level reflects a 9.44% NIY, after purchasers' costs of 5.93% have been deducted.

VAT

The property is not elected for VAT.

Tenure

The property is held Freehold, title number DU32413.



Contact

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**Lambert
Smith
Hampton**



Anti-Money Laundering

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

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Regulated by RICS 10-Jul-2025



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