



## Drinking Establishment in DH9

Catchgate, Catchgate, Stanley, Durham,  
DH9 8LB

**£100,000** Starting Bid

Allocated parking

## Property features

✓ Sold as seen

## Description

FOR SALE VIA AUCTION: terms and conditions apply.

An exciting development opportunity in the heart of Catchgate, Stanley, offering huge potential for investors, developers, or business owners looking to create something special for the local community.

Formerly operating as The Smith Arms, this substantial property occupies a prominent position and offers versatile accommodation across two floors. The ground floor was previously used as a public house and has unfortunately suffered fire damage, requiring full refurbishment throughout. However, for those with vision and imagination, this presents an excellent opportunity to restore and transform the space into a thriving commercial or mixed-use premises.

To the first floor are multiple rooms which were previously rented out, offering further scope for redevelopment or reinstatement subject to the necessary works and consents. The property has also benefited from a previous extension, creating additional space and flexibility for a variety of future uses.

Subject to the relevant planning permissions, the building could lend itself to numerous possibilities including hospitality, residential conversion, supported accommodation, offices, retail space, community use, or other commercial ventures.

Properties with this level of potential rarely come to market, and early viewing is highly recommended to fully appreciate the scale of opportunity on offer

Price: Starting Bid £100,000

Property Type: Drinking Establishment

Business Type: B & B's

Parking: Allocated

## Location



---

## Accommodation



---

## Tenure

Freehold. Title number DU163101 & DU330368.

---

## EPC

Available upon request (rating C).

---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial.ne@pattinson.co.uk](mailto:commercial.ne@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or the placement of items such as furniture unless any representations only and may not look like the real items. Trade with Trade Group, 2011

Catchgate, Catchgate, Stanley, Durham, DH9 8LB

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

