



## Offices in SR8

Dene Terrace, Horden, Peterlee, Durham,  
SR8 4JF

**£60,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Development Opportunity STPP
- ✓ Former Dental Surgery
- ✓ Freehold Title
- ✓ Close to Local Amenities

## Description

For sale via secure sale online bidding - terms and conditions apply.

Former Dental Surgery with Development Potential STPP.

A substantial former dental surgery occupying a prominent terrace position within Horden, offering an exciting opportunity for investors, developers or owner occupiers seeking a property with significant potential.

Previously operated as a dental practice and historically arranged as a four-bedroom residential terrace, the property now requires a full programme of modernisation and refurbishment throughout. However, the generous internal accommodation and flexible layout present a rare opportunity to restore the building back into a large family home or, subject to the necessary planning permissions and consents, convert into a House in Multiple Occupation (HMO) or other residential investment.

The accommodation offers sizeable rooms across multiple floors with scope for reconfiguration to suit a variety of uses. Externally, the property benefits from a traditional terrace frontage and is conveniently positioned close to local amenities, transport links and the nearby Durham coastline.

This is an ideal purchase for buyers looking for a project with value-add potential in an increasingly popular investment area.

### Key Features

- Former dental surgery
- Previously a four-bedroom residential terrace
- In need of modernisation and refurbishment
- Excellent redevelopment opportunity
- Potential to convert back to a substantial family home
- Potential HMO investment opportunity (subject to planning)
- Spacious accommodation over multiple floors
- Convenient location close to local amenities and transport links
- Ideal for investors, developers and builders

Viewing highly recommended to appreciate the size and potential on offer.

Price: Starting Bid £60,000

Property Type: Offices

Business Type: Other/Unspecified

Internal Size: 1345 Square Feet

External Size: 1345 Square Feet

Parking: Allocated

## Location

This property is located on Dene Terrace, Horden. Ideally situated close to local amenities and transport links.

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## Tenure

Freehold. Title number DU84128.

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## Rateable Value

The current rateable value is £11,000 (1st of April 2026).

Sourced from VOA.

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## EPC

We await a copy of the energy performance certificate.

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## 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



Dene Terrace, Horden, Peterlee, Durham, SR8 4JF

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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