

GEORGE F. WHITE



DEVELOPMENT SITE AT BELLE SETTLE

MICKLETON ■ BARNARD CASTLE ■ COUNTY DURHAM ■ DL12 0JY

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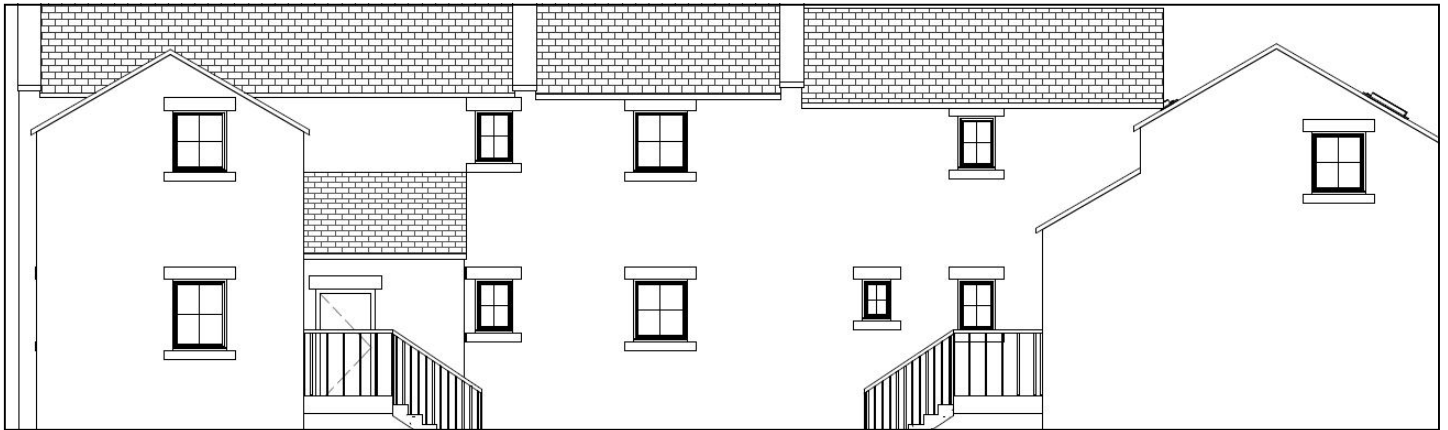
MICKLETON ▪ BARNARD CASTLE ▪ COUNTY
DURHAM ▪ DL12 0JY

Darlington 25 Miles ▪ Durham 32 Miles ▪ Newcastle 47 Miles

Range of traditional stone agricultural buildings and original
farmhouse for conversion ▪ Full planning consent granted for
three attractive dwellings ▪ Scenic rural location ▪ Good access

Guide Price £250,000

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The Area

Mickleton is a popular Teesdale village which supports two public houses, garage and thriving community hall. A wider range of shopping, educational and recreational facilities can be found within the neighbouring village of Middleton-in-Teesdale and the historic market town of Barnard Castle.

Many of the attractions of Teesdale can be found within a short drive beyond which can be found the delights of North Yorkshire, Weardale, the Lake District, Northumberland and the East Coast.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.

The Property

This development site currently comprises an original farmhouse which is now derelict together with a range of stone agricultural buildings. The existing structure provides an aesthetically pleasing arrangement of varying openings in the stonework and quirky multi level accommodation. Full planning permission has been granted for conversion to three attractive dwellings, which once constructed could be of interest as luxury family accommodation or appeal as holiday lets or second homes among other uses.

The current plans provide for 3, three bedroom dwellings each with two off street parking spaces, and one having a garage in addition together with a reasonable sized enclosed garden. The site could also potentially be developed to create one large family home, or two dwellings, subject to the necessary consents.

Access

There is good access immediately off the main adopted highway of Mickleton.

Services

It is understood that all mains services are available close by for connection of supply, though the purchaser should satisfy themselves as to the exact location and cost of installation of these.

Planning Permission

Full details of plans and supporting documents can be found under reference 6/2012/0307/DM. Particular attention should be drawn to the particulars of decision located in the planning permission documentation.

Directions

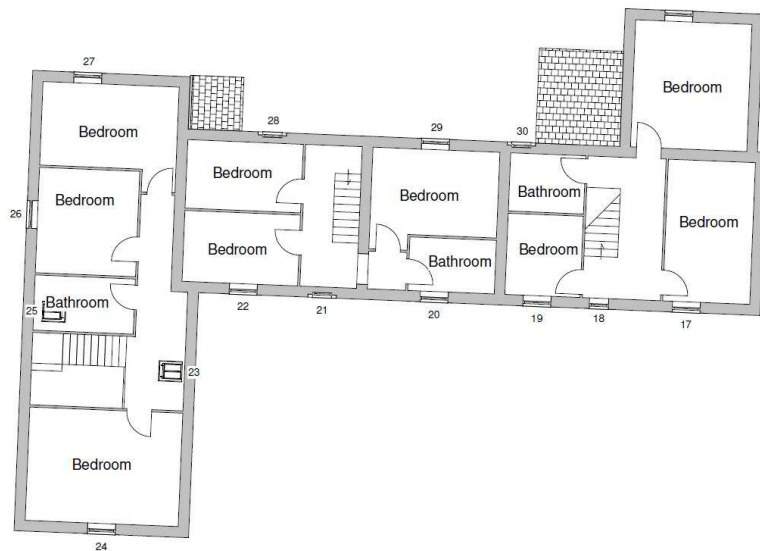
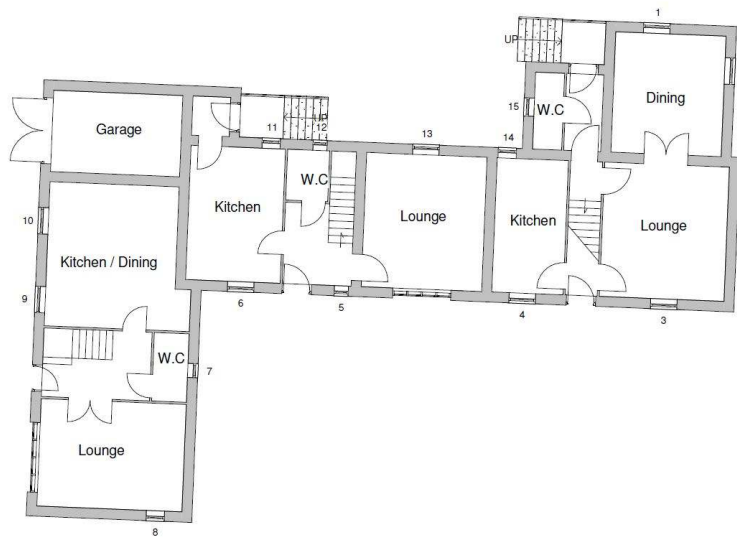
From the centre of Barnard Castle proceed up Galgate turning left onto Harmire Road after approximately half a mile. Continue out of town past the golf course and continue over Folly Top. Head down the bank turn off left towards Romalld Kirk and Mickleton follow the road over the bridge and continue until reaching a 'T' junction turning right for Mickleton. Proceed into the village where the site can be found on the left hand side and can be identified by a George F White 'For Sale' board.

Viewing

Viewings in and around the buildings are by appointment with the Barnard Castle office of George F. White.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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