

GEORGE F. WHITE



## POTENTIAL BUILDING PLOTS AT EGGLESTON

HILL TOP ■ EGGLESTON ■ BARNARD CASTLE ■ COUNTY DURHAM ■ DL12 0AS

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Barnard Castle 6 Miles ▪ Middleton in Teesdale 6 Miles ▪ Darlington 22 Miles

Exciting development opportunity ▪ Offered for sale on conditional contract basis ▪ Meadow land extending to 3.32 Ha (8.27 Ac) ▪ Stunning rural location ▪ Road frontage

**Guide Price £150,000**

Barnard Castle 01833 690390  
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## The Area

Eggleston is an attractive and sought after Teesdale village which conveniently situated, supporting a church, active village hall and two public houses along with the adjoining nursery at Eggleston Hall which also accommodates a Tea Rooms/Bistro.

A broader range of shopping, educational and recreational facilities can be found within the historic market town of Barnard Castle which lies just over 6 miles away.

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

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

## The Property

Having road frontage and situated between neighbouring, large dwellings the site presents strong potential for development subject to obtaining the necessary consents.

The site lends itself to accommodate two executive dwellings with the land being equally divided to provide two small holdings which would enjoy good road access and exceptional views south. The land extends to 3.32 Hectares (8.27 Acres) of meadow currently set out in three parcels which are bounded predominantly by dry stone walls.

The south facing site slopes gently away from the road creating privacy toward the southern boundary and taking in breath-taking views over Teesdale.

## Services

It is understood that the property benefits from a private water supply which is fed to a trough in the centre of the three parcels. It is understood that mains water, electricity and drainage is available close by for connection of supply however purchasers should satisfy themselves as to the viability and cost of this connection prior to offering.

## Method of Sale

The property is offered for sale on a conditional contract. Purchasers are required to offer at a level which assumes full planning permission has been granted. They will be responsible for submitting all and any necessary documents including planning permission.

All planning proposals are to be approved by a representative of George F. White prior to submission.

On exchange of conditional contracts the purchaser will pay a non refundable deposit of £2,500.00 and will be provided with an agreed period in order to obtain the necessary consents.

## Public Rights of Way

It is understood that no public rights of way cross the land.

## Mineral and Sporting Rights

It is understood that all mineral and sporting rights are included within the sale insofar as they are owned.

## Viewings

Viewings can be conducted with particulars in hand during daylight hours. Interested parties are advised to register their interest with the agent in order that they can be informed as to how the sale will be concluded.

## Directions

Travelling from Barnard Castle head north on the B6278 and travel for approximately 6 miles. At the motor garage on the left hand side turn right signposted Stanhope and head into the centre of Eggleston. Follow the road past the village green and head up the bank. The land is located at the top of the hill on the left hand side identified by a George F. White for sale board.

## 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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