



NEAMOUR HALL
EGGLESTON, BARNARD CASTLE
COUNTY DURHAM, DL12 0AT



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APPROXIMATE MILEAGES

Barnard Castle 7 miles - Bishop Auckland 17 miles -
Darlington 22 miles

PROPERTY SUMMARY

An exciting and rare development opportunity to create a superb and unique six bedroom family home, occupying an elevated position within open countryside and enjoying far reaching views. The whole site extends to approximately 8.44Ha (20.86Ac).

OFFERS OVER £350,000

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The Area

Eggleston is a conveniently situated, sought after Teesdale village supporting a church, active village hall and a public house 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.

Local auction markets can be found in Barnard Castle, Middleton in Teesdale and Darlington among others in surrounding areas. Access to the A66 and A688 is via Barnard Castle, the A66 in turn providing links to the A1(M) and M6 connecting the major commercial centres of the north east and west.

Darlington Mainline Railway Station along with Teesside International Airport offer further communications with the rest of the country.

The Property

Neamour Hall presents an exciting and rare development opportunity to acquire a

stone built farmhouse in need of restoration, available with the benefit of full planning permission to create an outstanding six bedroom family home. The property enjoys an elevated position within open countryside, enjoying outstanding panoramic views. The whole site extends to approximately 8.44Ha (20.86Ac) in all.

The accommodation in brief will comprise of entrance hall, leading through to an open plan kitchen/living area, as well as to a separate snug. The ground floor will also feature a rear lobby and utility/boot room with WC. To the first floor, there will be three double bedrooms, master with en-suite facilities, as well as two additional family bathrooms.

In accordance with the plans, there will also be ancillary accommodation adjoining the house which will comprise of three double bedrooms, all with en-suite facilities.

Basic Payment Scheme

It is understood that there are no Basic Payment Scheme entitlements included within the sale. George F. White may be able to assist in the acquisition of entitlements if required, subject to terms and conditions.





Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of G/14.

Local Authority

Durham County Council. The property is Council Tax Band D.

Planning

Full details of plans and supporting documents can be found under reference DM/22/00345/FPA. It is understood that the planning conditions attached to this application have been implemented and therefore the planning permission is held in perpetuity, however we recommend any interested purchasers perform their own due diligence in this respect and as to whether any alterations are permitted.

Environmental Scheme

The land forms part of a Countryside Stewardship Scheme which expires 31st December 2026. The current payment rate is £151 per hectare. More details can be provided by the agent.

Utilities

The property benefits from mains electricity. It is understood that there is a private water supply and that the central heating system is not in working order.

Drainage is to a private septic tank, this is understood to not comply with the General Binding Rules 2020.

Parking

Off road parking is available at the property.

Characteristics

Mobile phone signal is available in the area, buyers are encouraged to perform their own due diligence regarding providers.

Notes

1. There is a public footpath which exists across one of the fields, interested parties are advised to perform their own due diligence in respect of establishing the routes of any public rights of way.
2. Please note that the Sporting Rights will be retained by the Vendor.
3. Please note that some of the imagery within these particulars are from March 2020.
4. The purchaser will be responsible for maintaining all boundaries upon completion of the sale.

Potential Asbestos Presence

There may be asbestos present although George F White have not carried out any tests.

what3words

Every three metre square of the world has been given a unique combination of three words.

///hotspot.flatten.epidemics

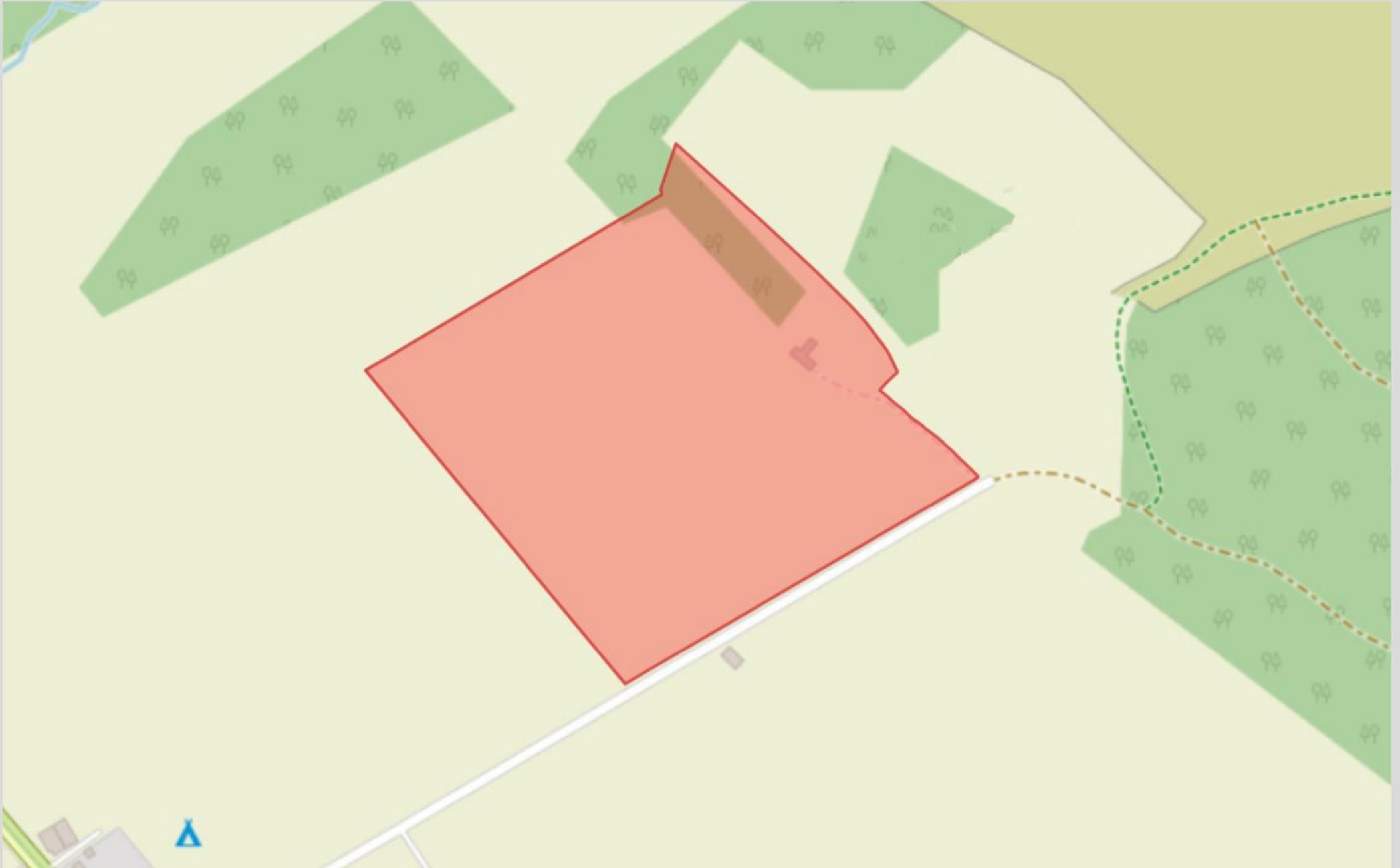
Viewings

Viewings can be undertaken following registration of your details with the agent. Given the potential hazards of working farms and the extremely dilapidated nature of the buildings at the property, all viewers need to have signed a disclaimer prior to their visit. We ask that you be as vigilant as possible when inspecting the property and do not enter any of the buildings. If you have downloaded these particulars please register your interest to be kept informed of the sale progress.

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.





SALE PLAN

NEAMOUR HALL

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