

FOR SALE – Offers in the Region of £595,000

Glebe Farm Buildings, Norbeck Bank, Barningham, Richmond, DL11 7DW

**Residential Development Opportunity – Extending to 0.48 Acres (Approx.)
Detailed Planning Consent for 1 x Barn Conversion and 5 x New Build Dwellings**

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SITUATION/LOCATION

Norbeck Bank lies adjacent to Barningham Road in the heart of Barningham Village on the periphery of Barningham Moor. Barningham is a tranquil Conservation Village of around 60 houses in an area of High Landscape Value. Village amenities include The Milbank Arms, Barningham St Michael & All Angels Church, Village Hall, Village Green and the historic Barningham Estate extending to approximately 7,000 acres of farmland, forestry and grouse moors. Barningham is located approximately 3 miles south of Greta Bridge, 6 miles south of Barnard Castle, 11 miles north of Richmond and 18 miles west of Darlington. The location is ideal for the commuter linking swiftly with the A66 at Greta Bridge and in turn the A1(M) at Scotch Corner within a short driving distance.

DESCRIPTION

The site comprises a former barn of stone construction (for conversion) and grounds. There are a number of surfaced pads remnant of historic agricultural buildings which have been demolished over recent years. The site is bound by Norbeck Bank, a private lane owned by Barningham Estate and St Michael's Church. The planning permission allows for a single access serving the Barn Conversion from Norbeck Bank. Plots 1-5 shall be accessed via the Estate Lane (right of access granted on completion).

PLANNING PERMISSION

The site has planning permission for the demolition of redundant farm buildings, 5 x New Dwellings and 1 x Barn Conversion
(REF: DM/19/03844/FPA)

The pre-commencement conditions were discharge and demolition works carried out in 2023. The site received a Certificate of Lawful Development perpetuating the consent December 2023

(REF: DM/23/02694/CPO)

All associated documentation is available to view via Durham County Council Planning Portal (Public Access)

ACCOMMODATION SCHEDULE

	Description	Approx. size
Plot 1	2.5 Storey 4 bed link. 2 x en-suites and family bathroom	1,797sq.ft.
Plot 2	2.5 Storey 4 bed link. 2 x en-suites and family bathroom	1,456sq.ft.
Plot 3	2.5 Storey 4 bed link. 2 x en-suites and family bathroom	1,456sq.ft.
Plot 4	2.5 Storey 4 bed link. 2 x en-suites and family bathroom	2,018sq.ft.
Plot 5	4 Bed Detached. 2 x en-suites and family bathroom	2,192sq.ft.
Barn	2-Bed Barn Conversion	1,709sq.ft.
TOTAL		10,628sq.ft.

18 St Cuthberts Way
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AGENTS NOTE

All site plans, sizes and aerial photography are provided for identification purposes only and without reliance. Interested parties should qualify this information with their professional advisors and through their own enquiries.

SERVICES

We understand that mains water and electricity are available for connection.

The discharge of foul water is available to the mains via adjoining land owned by the Estate (subject to a third-party easement over a small section of private lane).

TENURE

A new freehold title will be registered prior to completion.

A restriction shall be imposed by the seller on the basis that the development must be carried out in accordance with the approved plans.

The land is sold subject to and with the benefit of all existing rights, including rights of way (whether public or private), light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves and covenants, whether disclosed or not.

VAT

The Seller reserves the right to charge VAT on the sale price.

VIEWING

Strictly by appointment only through the Agents.



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PLOTS 1-4



5 Proposed West Elevation - Units 1 - 4
Scale: 1:100



6 Proposed East Elevation - Units 1 - 4
Scale: 1:100

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PLOT 5



9 Proposed South Elevation - Unit 5
Scale: 1:100



10 Proposed North Elevation - Unit 5
Scale: 1:100



11 Proposed East Elevation - Unit 5
Scale: 1:100



12 Proposed West Elevation - Unit 5
Scale: 1:100

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BARN CONVERSION



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STREET SCENE



17 Proposed West Elevation Streetscape
Scale: 1:100



18 Proposed South Elevation Streetscape
Scale: 1:100



19 Proposed North Elevation Streetscape
Scale: 1:100

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