



Land North of Westwick Road Newgate, Barnard Castle, DL12 8UW  
Offers over £225,000



# Land North of Westwick Road Newgate, Barnard Castle, DL12 8UW

VERY DESIRABLE 2.5 Acre POTENTIAL DEVELOPMENT PROPERTY or EQUESTRIAN/LIVESTOCK USE or INVESTMENT OPPORTUNITY - Possible OPTION PURCHASE Arrangement.

STUNNING VIEWS over the adjoining countryside. PORTAL BARN (13.57m x 8.74m/44'6" x 28'8"), adjoining STONE BYRE (4.42m x 3.97m/14'6" x 13'0") & 2 STABLES (7.27m x 3.63m/23'10" x 11'10"). WATER, LIGHT & POWER CONNECTED. The LAND & BUILDINGS are situated on the outskirts of Barnard Castle near Barnard Castle School, with access off Westwick Road, & a second access gate of Mount Eff Lane at the rear.

Surrounded by open countryside yet under a mile or from central Barnard Castle, A66 2.3 miles, Scotch Corner about 12 miles. Mainline from DARLINGTON (about 16 miles) - LONDON Kings Cross about 2 hours 20 minutes. Thriving Barnard Castle is an historic market town & the gateway to Teesdale with its gorgeous scenery, access to Swaledale & the Lake District. The town is home to Barnard Castle School (leading independent boarding & day school) & Teesdale School.

## THE PROPERTY

2.5 Acres in all with Water, Light & Power connected to the buildings.

## Front ENCLOSURE

Gated & fenced front ENCLOSURE with gates to:

### FIELD (1)

About 0.34 acres, &:

**STONE BYRE 4.42m x 3.97m (14'6" x 13'0")**

**PORTAL BARN 13.57m x 8.74m (44'6" x 28'8")**

**2 STABLES 7.27m x 3.63m (23'10" x 11'10")**

### FIELD (2)

About 2.08 acres with 2 TIMBER SHEDS & a second access gate of Mount Eff Lane at the rear.

## PLANNING: Q-Class

Potential Class Q permitted development rights, which allow the change of use of agricultural buildings to residential use, without the need for planning permission - application to the Council is still required. NB: We suggest you contact your planning consultant &/or architect in the first instance for advice.



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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