

BUILDING PLOT EGGLESTON LANE

Romaldkirk, Barnard Castle, DL12 9EB

GSC GRAYS

PROPERTY • ESTATES • LAND

BUILDING PLOT EGGLESTON

Romaldkirk, Barnard Castle, DL12 9EB

FOR SALE BY WAY OF MODERN AUCTION!. REGISTER TO BID WITH IAMSOLD! AUCTION NOW LIVE UNTIL 13th November 2026 AT 1PM!!!!

Planning permission has been granted for the construction of a generous sized three bedroom property, situated in the highly sought after village of Romaldkirk. The property briefly comprises an entrance hall, utility room, open-plan sitting room, dining room and breakfast kitchen, master bedroom with en suite and dressing room, further two bedrooms with en-suites. Externally, parking for 2 vehicles and surrounding gardens.

Barnard Castle 6 miles. A66 8 miles. Richmond 20 miles. Scotch Corner 20 miles. Darlington 22 miles. East Coast Railway Station - London 2 1/2 hours, Durham Tees Valley Airport 25 minutes, Newcastle Airport 45 mins. (all distances are approximate). Romaldkirk is a former estate village lying about 6 miles upstream on the River Tees from the market town of Barnard Castle. Romaldkirk is an extremely active village. The village has a fete and plot has easy access to the renowned Rose and Crown Inn. Shopping - Local Market towns of Barnard Castle, Richmond and Darlington. Larger centres at Teesside and the Metro Centre, Newcastle. Schools - The area is well served by good State and Independent Schools. Comprehensive school: Barnard Castle. Private Schools: Barnard Castle, Yarm School and Teesside High. Racing - Catterick, Sedgefield, Ripon, Thirsk and Newcastle.

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK





Description
Planning permission has been granted for the construction of a generous sized three bedroom property offering approximately 1873 sqft of accommodation over two floors, situated in the highly sought after village of Romaldkirk. The property briefly comprises an entrance hall, study, utility room, sitting room, dining room, breakfast kitchen, master bedroom with en suite and dressing room, further two bedrooms with an ensuite. Externally, parking for 2 vehicles and surrounding gardens.

Planning Permission
Full Planning permission was approved under reference DM/20/00295/FPA, with conditions discharged. For further information, please go to Durham County Council Planning Portal using the planning reference.

Wayleaves, Easements and Rights of Way
The site is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and all existing and proposed wayleaves whether referred to in the particulars or not.

Services
There are no services to the site although mains water, electric and drainage are understood to be within the vicinity. None of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

Local Authority
Durham County Council Telephone number: 03000 26 0000

Health & Safety
We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted.

Area & Measurements
All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings
The site can be viewed from the public road which runs next to the site at any time during daylight hours subject to having a set of the sales particulars. If a site inspection is required, this must strictly be via private appointment and through the selling agent GSC Grays Tel: 01833 637000

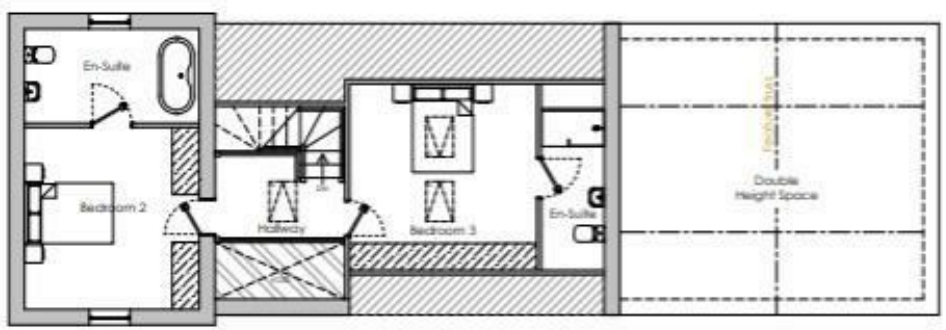
Particulars
Photographs taken February 2024.
Details Written February 2024.

Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

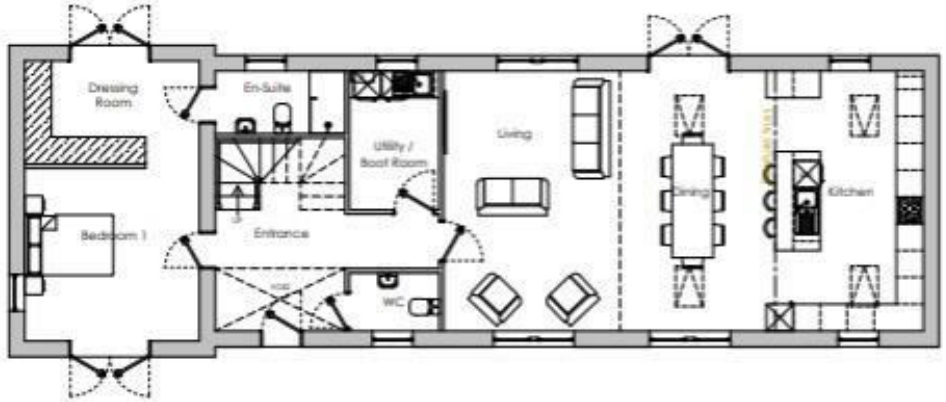
Conditions of Sale – Anti-Money Laundering
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



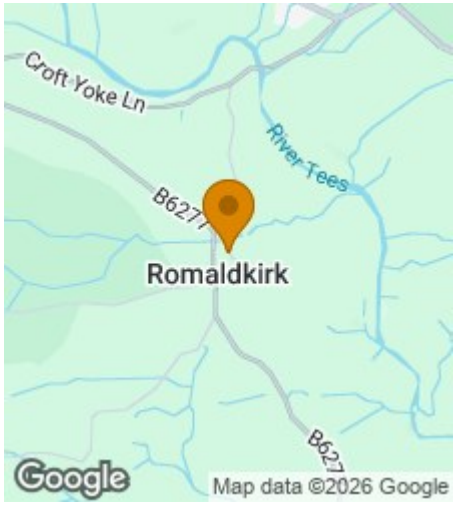




Proposed First Floor Plan



Proposed Ground Floor Plan



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.