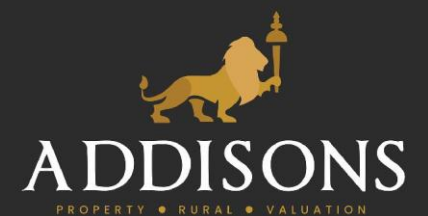




Lot One - 3.01 Acres
Westwick Road, Barnard Castle



ABOUT THE PROPERTY

The land is situated on the southeastern border of the historic market town of Barnard Castle accessed via Westwick Road.

Standing at approximately 3.01 acres (1.21 Hectares) this meadow field is bound by hedgerows interspersed with trees beyond which lies open countryside descending south towards the River Tees with a stream running through part of the field providing a natural water source. The land benefits from excellent road access in an attractive setting, ideally suited to amenity and equestrian use.

The land stands at approximately 150-155 metres above sea level and strategically positioned on the outer perimeter of Barnard Castle and is classified as Grade 3 agricultural land. The land has potential for further opportunities including environmental, biodiversity and amenity options subject to the correct permissions.

ADDITIONAL INFORMATION

Wayleaves, Easements and Rights of Way

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. A right of access is granted along the private track adjoining Westwick Road, shaded brown on the sale plan. A contribution towards the cost of maintaining the track is to be agreed.

Access

The land has a right of access along a well-maintained private road which adjoins the public highway known as Westwick Road.

Subsidies & Grants

The vendor has no knowledge of any subsidy or grant applications over the land.

Sporting Rights

Included in the sale insofar as they are owned.

Mineral Rights

Included in the sale as far as they are owned.

Tenure

The freehold of the land is offered for sale with vacant possession.

Overage

The land is sold subject to an overage clause whereby 30% of any uplift in value attributable to the planning permission for uses other than agriculture and equestrian will be payable to the Vendor; the clause is to run for a period 30 years.

Services

There are no services or connections to the land.

Method of Sale

The site is offered for sale by private treaty as a whole.

Price

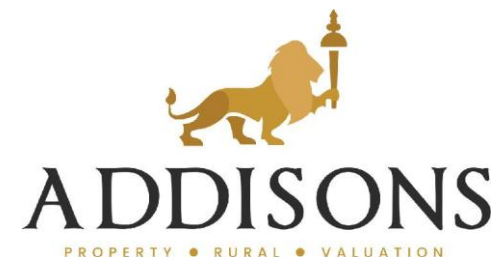
Offers over £60,000

Viewing

The land may be inspected at all reasonable times on foot; with a copy of these particulars. Care should be taken with particular note to livestock, open ditches and drains. Please be mindful of potential hazards when inspecting the land and viewing is entirely at your own risk.

Brochure

Details and photographs July 2026

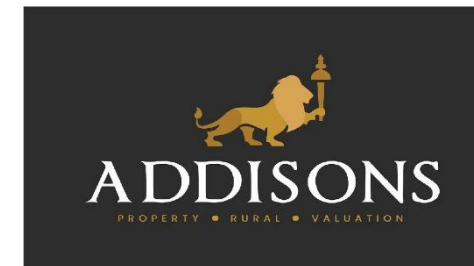
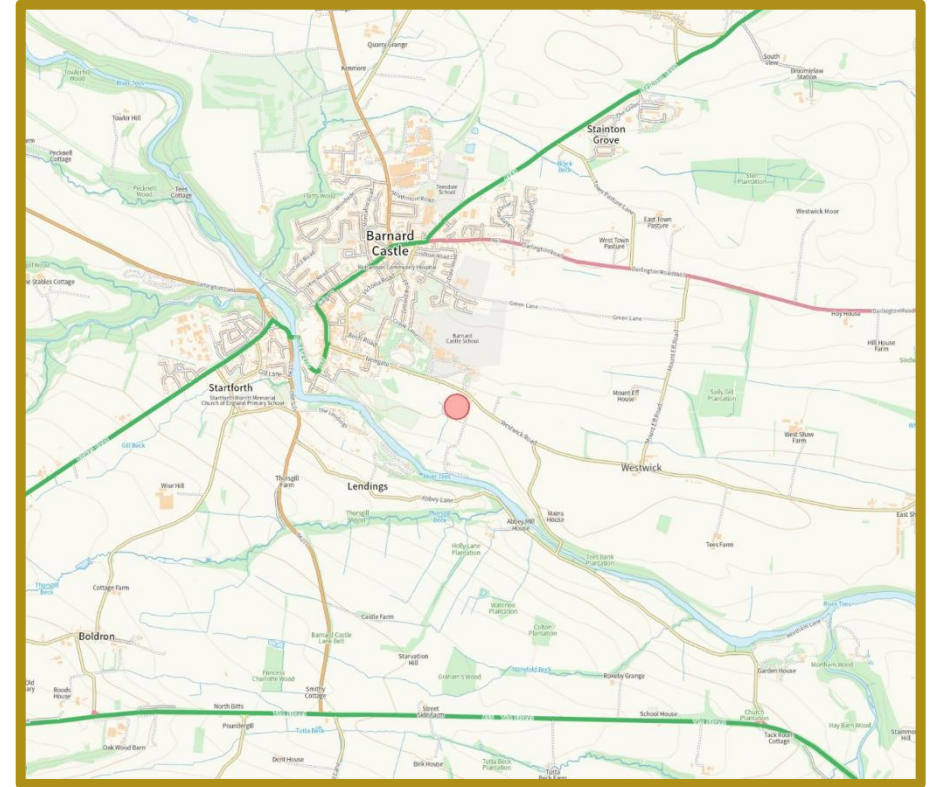
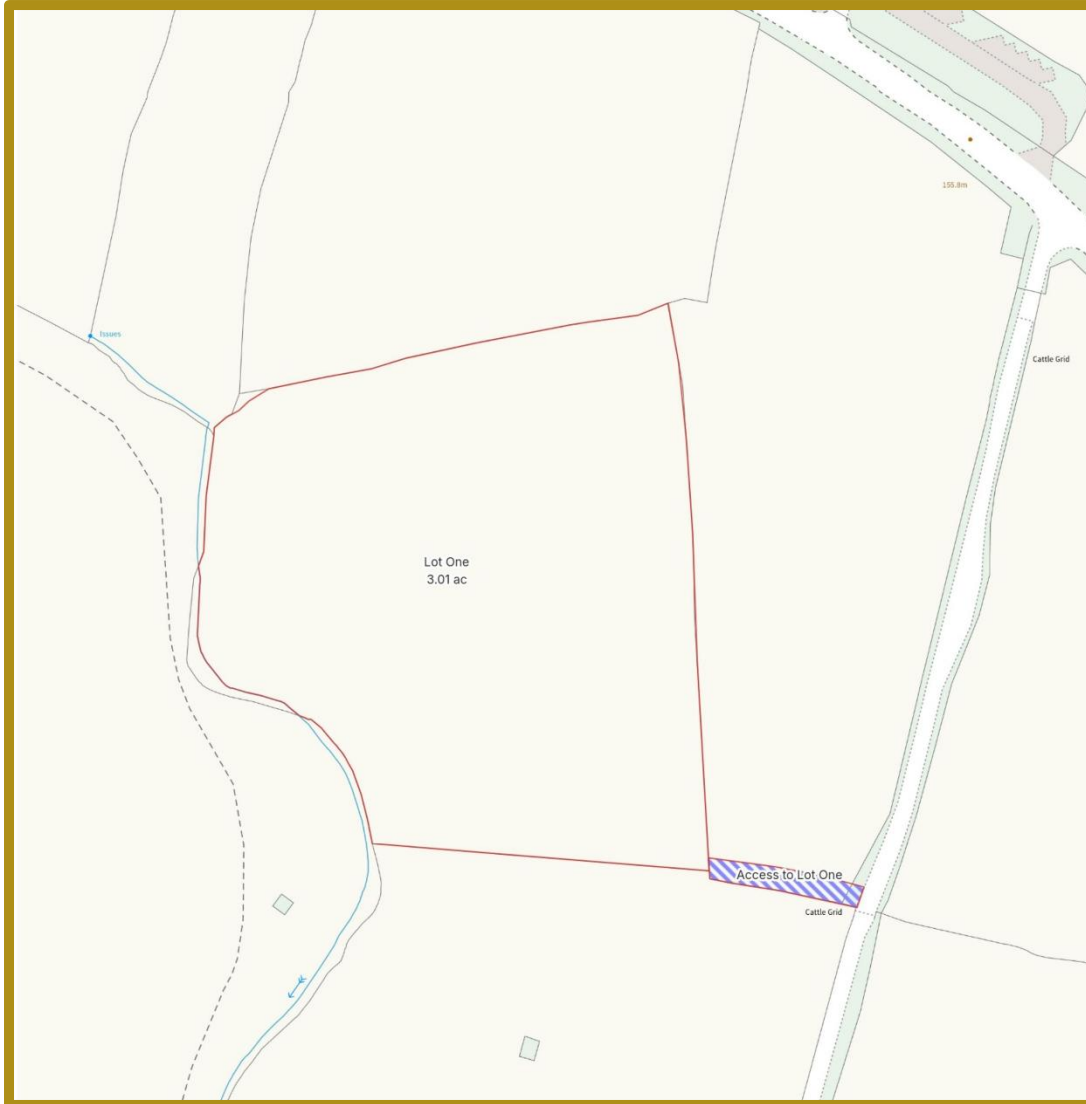


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Plans



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