



DEVELOPMENT OPPORTUNITY

Eggleston, Nr Barnard Castle



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A derelict semi-detached stone cottage requiring full renovation situated in a pleasant position overlooking the village green in Eggleston.

Subject to the necessary consents, the property offers opportunities to extend and develop the existing cottage and/or to create a further dwelling.

The cottage briefly comprises- Entrance vestibule, Kitchen-Diner, Living Room and Bathroom to the Ground Floor and Three Bedrooms to the First Floor. (Externally there is a front garden and rear garden, (and driveway to the side of the property leading to the land).

Situated in the desirable village of Eggleston, the property enjoys a pretty village setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities, and schools.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

The property is accessed via wrought iron gate to a paved central pathway leading to the front door.

GROUND FLOOR

Entry through the front door leads to an Entrance vestibule and Kitchen-Diner beyond. The Kitchen is situated to the front elevation with window overlooking the front garden, and stone fireplace with Parkray style stove. Beyond the Kitchen there is an inner hallway which leads to the Bathroom.

The Living Room is situated to the left side of the property with windows to dual aspect and open fire.

FIRST FLOOR

A stone staircase rises from the Living Room to the First Floor and Three Bedrooms.

EXTERNALLY

The front garden is mainly to lawn with established hedge, shrub and stone wall boundaries.

Stone barn with stone slate roof and loft (5.87m x 7.79m measured externally) Store 2.44m x 2.57m. This building is in disrepair/unsafe condition.

Rear garden area and concrete hard standing with grassed area and woodland beyond.

The site is shown edged red on the attached plan and extends to approximately 2607m² (0.64 acres).

WHAT3WORDS

<https://what3words.com> The world is divided into 3 metre squares and each square is given a unique combination of three words.

///dreamer.zoomed.thumb

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

The vendor is not aware of any private or public rights of way over the land.

SPORTING AND MINERAL RIGHTS

Any sporting and mineral rights which are owned are included in the sale.



PLANNING

Application 6/76/399/DM

Proposal – Proposed Revitalisation and Conversion Part Property Pine Tree Cottage, Eggleston, County Durham

Approved: 23rd February 1977.

PRE - APPLICATION ENQUIRY

Date: 26th January 2016.

Proposal: Alterations to existing dwelling and erection of 1no. separate dwelling at land to the rear of Pine Tree Cottage, Church Bank, Eggleston, County Durham.
Planning Officer comment: “..... I feel on the basis of the information submitted and based on the consultation responses received, the principle of the extension and erection of the new dwelling could be acceptable,.....”

Prospective purchasers are strongly advised to make their own enquiries to Durham County Council.

METHOD OF SALE

The property is offered for sale by private treaty. We reserve the right to proceed to final offers.

GUIDE PRICE

£425,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

PROPERTY INFORMATION

TENURE

The land is freehold with vacant possession available on completion. The title is registered under title number DU313981.

CONSERVATION AREA

The property is located within the Eggleston Conservation Area.

SERVICES

No Services. Mains water, mains electricity, and mains drainage are available in the village. Prospective purchasers should make their own enquiries regarding the availability of services and connection costs.

COUNCIL TAX	FLOOD RISK
Band: C	Very low
Annual Price: £2,268	FLOOR AREA (excluding Stone Barn and store).
	1,011 ft ² / 94 m ²
BROADBAND	MOBILE COVERAGE
Basic: 1 Mbps	EE
Superfast: 73 Mbps	Vodafone
Ultrafast : 8500 Mbps	O2

VIEWINGS

Due to the condition of the property **All Viewings** must be **Strictly by Appointment** with the selling Agent

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

BROCHURE

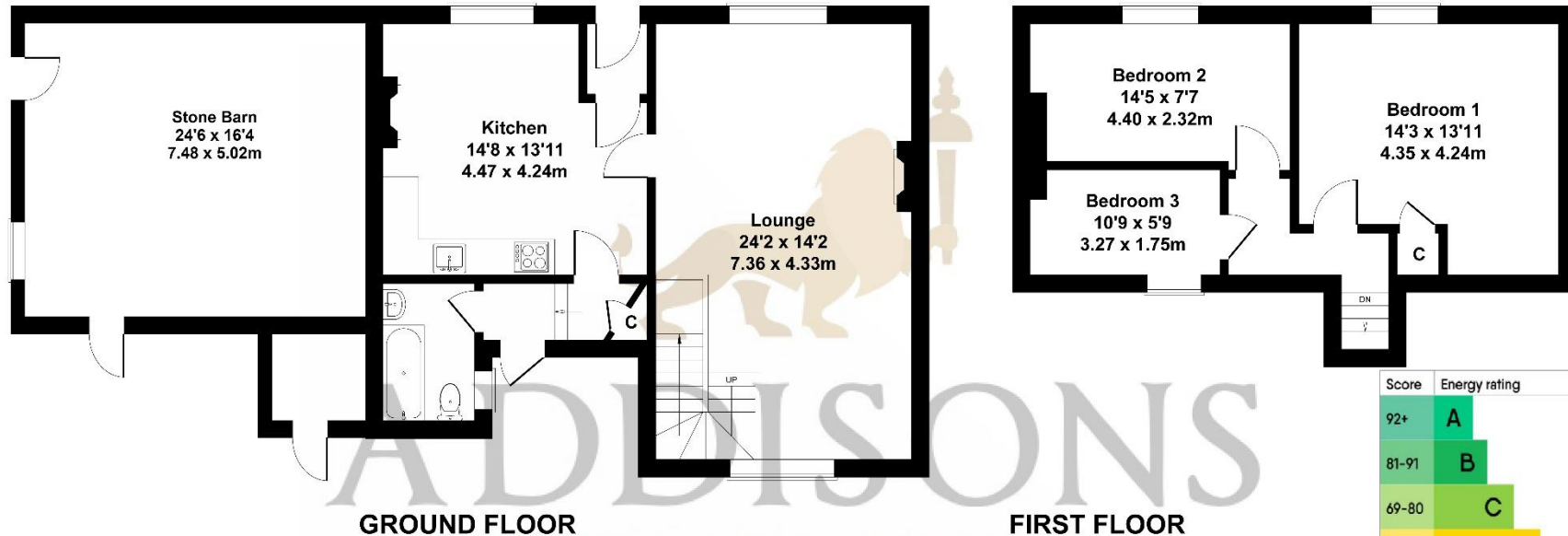
Photographs taken August 2025. Brochure prepared August 2025.





Floor Plan

Pine Tree Cottage, Eggleston



GROUND FLOOR

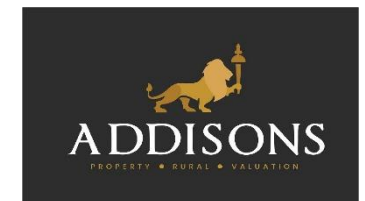
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F		
1-20	G	5 G	



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

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