



Barn and Land at Holbeck Farm

Ingleton, Darlington

A rare and wonderful development opportunity with land in a sought after location

A rare opportunity to purchase a delightful south facing traditional barn with planning consent for development along with paddocks with unspoilt rural views on the edge of the popular village of Ingleton.



EDGE OF VILLAGE



**4.6 ACRES/
1.87 HA**



FREEHOLD



**£250,000
(WHOLE)**



**TRADITIONAL
STONE BARN**



**RARE
DEVELOPMENT
OPPORTUNITY**



Situation

The village benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well-known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1(M) are easily accessible bringing many areas within commuting distance.

The barn

The barn is a traditional single storey stone barn with planning consent to convert into a residential dwelling. Plans have been drawn up to provide the following accommodation; hall, WC, kitchen/dining room, sitting room, two bedrooms, bathroom and an attached garage.

The land

The land measures approximately 4.6 acres (1.87 ha) and is conveniently situated in the centre of the village to the rear of St John's (CofE) church, near the sports field and village hall.

The land for sale is approached from Front Street via a pedestrian and vehicle access track that leads down beside the churchyard to the sports fields beyond.

Planning history

The approved planning permission is to rebuild and refurbish the existing barn as a residential dwelling which was first granted back in 2008 and renewed in 2012. The grant of Planning Permission was given by Durham County Council with the reference number; 6/2008/0467/DM. Durham County Council confirmed in 2015 that there was sufficient evidence to confirm commencement of works. Details can be found on the County Council planning portal.



General

Method of Sale: The barn and land are offered for sale as a whole by private treaty.

Tenure and Possession: The barn and land are offered for sale freehold.

Services: The property is served by mains water and electricity. Prospective purchasers should however make their own enquiries of the relevant utility providers for the provision of services.

Wayleaves, Easements and Rights of Way: The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Mineral and Sporting Rights: The mineral and sporting rights are included in the sale, in so far as they are owned.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the future development potential of the barn and land being sold.

Local Planning Authority: Durham County Council, Planning Development (South West), PO Box 114, Spennymoor, DL16 9BW. Tel: 03000 263950

Health and Safety: Given the potential hazards of undeveloped sites we ask you to be as vigilant and careful as possible when making your inspection as the ground may be uneven or slippery. The barn is in a dangerous and derelict condition and must not to be entered into under any circumstances.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Postcode: DL2 3HL

what3words: ///maddening.enlighten.evenings

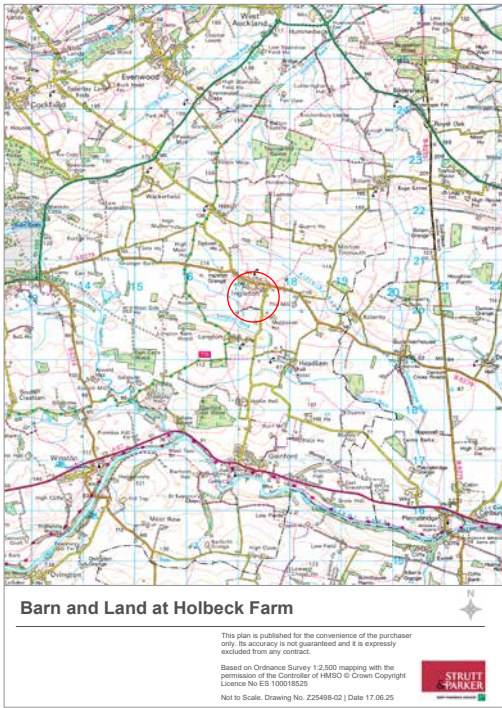
Viewing: Strictly by confirmed appointment with the Vendor's Agents.

Key Features

- Available as a whole
- Sought after location
- Planning approved
- Versatile land use

Distances

- Staindrop 3.2 miles
- Darlington 8.6 miles
- Bishop Auckland 8.8 miles
- Barnard Castle 8.9 miles
- Richmond 15 miles
- Durham 20 miles





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