



## PARK HOUSE ESTATE

LARTINGTON, BARNARD CASTLE  
COUNTY DURHAM, DL12 9DA

**GFW**



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## APPROXIMATE MILEAGES

Barnard Castle 3 miles - Darlington 19 miles - Durham 27 miles - Newcastle 58 miles

## PROPERTY SUMMARY

The remainder of the Park House Estate including parkland, farmland, amenity woodland, fishing lakes and ponds, shooting hut/chalet development opportunity and historic signal box extending to approximately 136 acres, with sporting rights over a further 495 acres and income from a commercial quarry lease. For sale as a whole or in eight lots.

## GUIDE PRICES

**LOT 1 - £25,000 | LOT 2 - £150,000**

**LOT 3 - £100,000 | LOT 4 - £150,000**

**LOT 5 - £120,000 | LOT 6 - £280,000**

**LOT 7 - £80,000 | LOT 8 - £10,000**

## The Area

The properties are located on the south side of the pretty village of Lartington, about three miles west of the market town of Barnard Castle in beautiful rolling countryside of the lower Tees valley.

Barnard Castle has a wide range of shops and services including supermarkets, local artisan shops, many good restaurants and cafes, petrol filling station, medical and dental services and the highly regarded Barnard Castle School offering private education for boys and girls.

Access to the main road network is excellent with the A66, east west link road only four miles away at Bowes. The nearest main line rail station is at Darlington (19 miles).

## History

Park House Estate formed part of The Lartington Estate which last sold in October 1917 and was described in the Yorkshire Post *“as comprising the hall, the grouse moors, and the fishing rights, together with several farms, the woodlands, and far-famed valley of Deepdale – in all between three and four thousand acres – has just been bought by Lieut. Norman Fields.”* The hall has been sold on twice since and is now being operated as an exclusive wedding venue.

The original Lartington Hall parkland extends across the road and onto Park

House Estate by way of a sheltered woodland on the west side which includes a stand of Wellingtonia. A path leads through the trees down the slope to a stone boathouse on the edge of a stretch of water called Low Fishpond which has a series of four stepped weirs at its east end. The slopes around the pond are wooded. The pond was created by damming the Ray Gill in 1858 and the water level was altered later in the C19 in connection with its use for supplying Barnard Castle Station. The weir was altered and restored late C20.

## Description

The assets being offered for sale are divided into separate lots which are available individually or together.

The lots compromise the remaining parkland grazing with an interesting aqueduct and historic ridge and furrow pastures. It adjoins a block of more productive farmland which is capable of growing arable crops but is currently sown to grass for silage.

There is also a block of commercial timber woodland and a shelter belt, through which there is an old path which used to connect the Hall to the fish ponds.

There is a separate, although adjoining field offered as a separate lot with its own road access. The land has been farmed on annual grazing and cropping licences. All the farmland is registered with the Rural

Payments Agency.

There are also two remarkable fishing ponds created as part of the original estate, and each offer surrounding land and private access.

With access along the old and now disused railway line is a stone quarry known as Cat Castle Quarry. It is leased to a commercial operator who quarries stone for construction and decorative stonework including fire surrounds.

Covering an area of nearly 500 acres are sporting rights which have until 2021 provided some excellent low ground shooting, roe deer stalking and duck flighting. These rights are offered separately or along with either of the fishing ponds. The previous shooting syndicate turned a former estate store into a shooting hut in a large, cleared area. It is felt that this site offers potential for development for holiday chalets in a delightful woodland setting, subject to the necessary consents.

Finally, the sale includes an intriguing former signal box on the side of the old railway line. The building is in a poor state of repair but has the potential to provide a wonderful development project, subject to planning approval.

## Lotting

The property is offered as a whole or in eight separate lots.





## Lot 1 - Guide Price £25,000

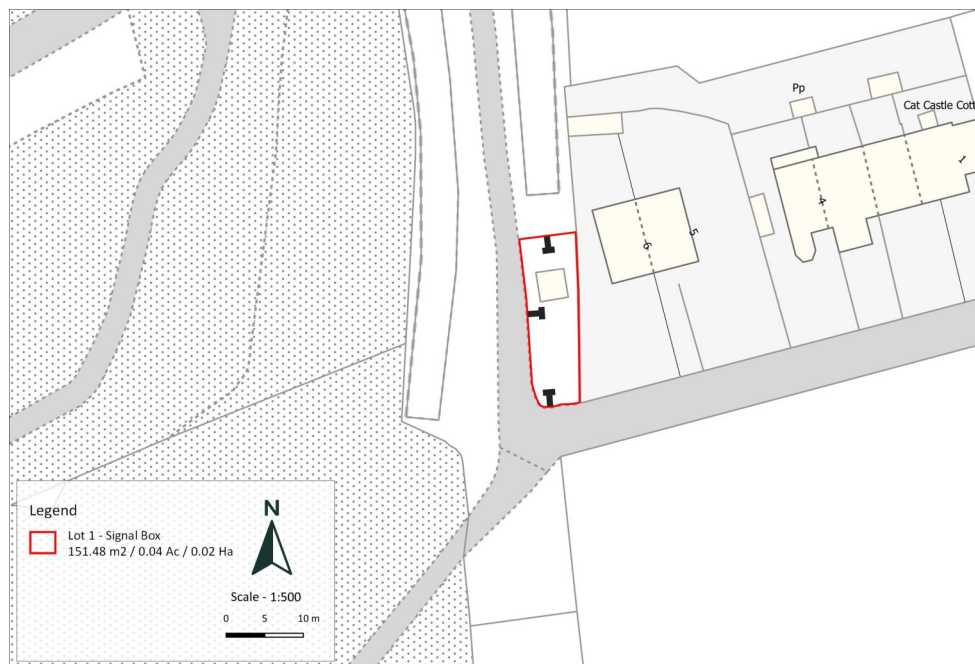
A delightful old signal box, now in a dilapidated condition, offers scope for a creative development, subject to the appropriate planning consent. The plot extends to approximately 151m<sup>2</sup> in all.

The old signal box will benefit from a right of access over Cat Castle track which is owned by a third party. Please note that there are various third party rights of access over this track to access Cat Castle Cottages and other third party property. The plot includes enough space for off road parking, subject to landscaping and any necessary consent

being in place, which will complement the development of the building.

There are no services connected or drainage systems, any prospective purchasers should perform their own due diligence in respect of cost and availability of connection.

Please note that internal inspection is not permitted due to the condition of the property.





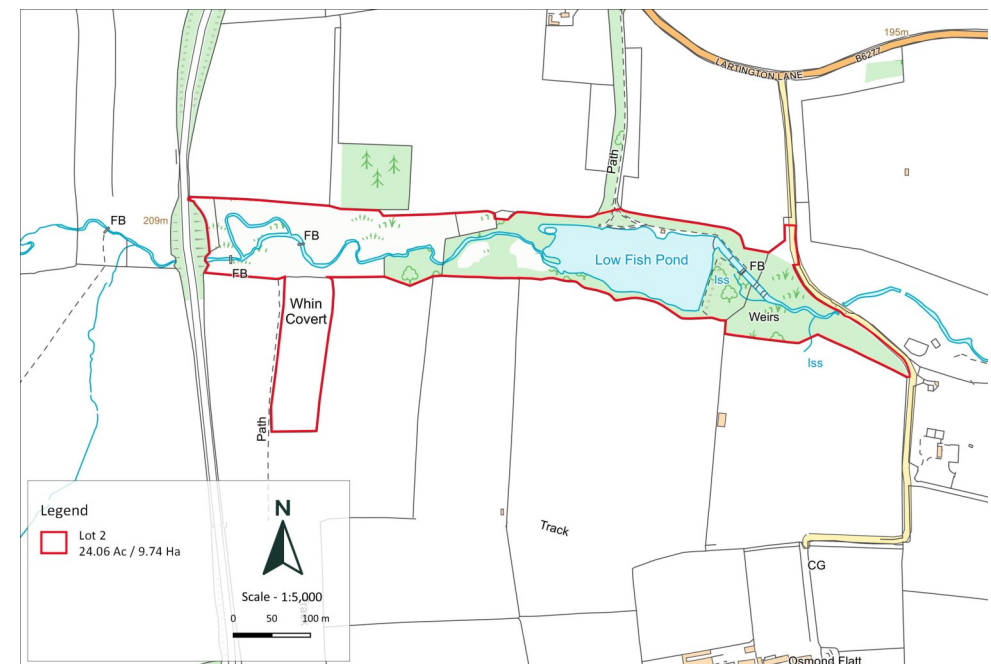
## Lot 2 - Guide Price £150,000

Low Fish Pond is a purpose built fishing pond, built as part of the landscaped gardens of Lartington Hall and including a series of four stepped weirs at its east end, an old stone boathouse (in need of some repair) a timber built fishing hut and picnic bench and table. It includes the surrounding amenity woodland and an attractive area of wetland and glade through which runs the Ray Gill. The lot also includes the Whin Covert which extends to about 3.19 acres of commercial woodland lying on the southern boundary of the site. The whole area extends to approximately 24.06

acres of which the lake is about 4 acres. Sporting rights over the whole area are included.

Vehicular access is granted via Raygill Lane, and to the Western boundary from Cat Castle track.

Please note that a public footpath exists over the land.



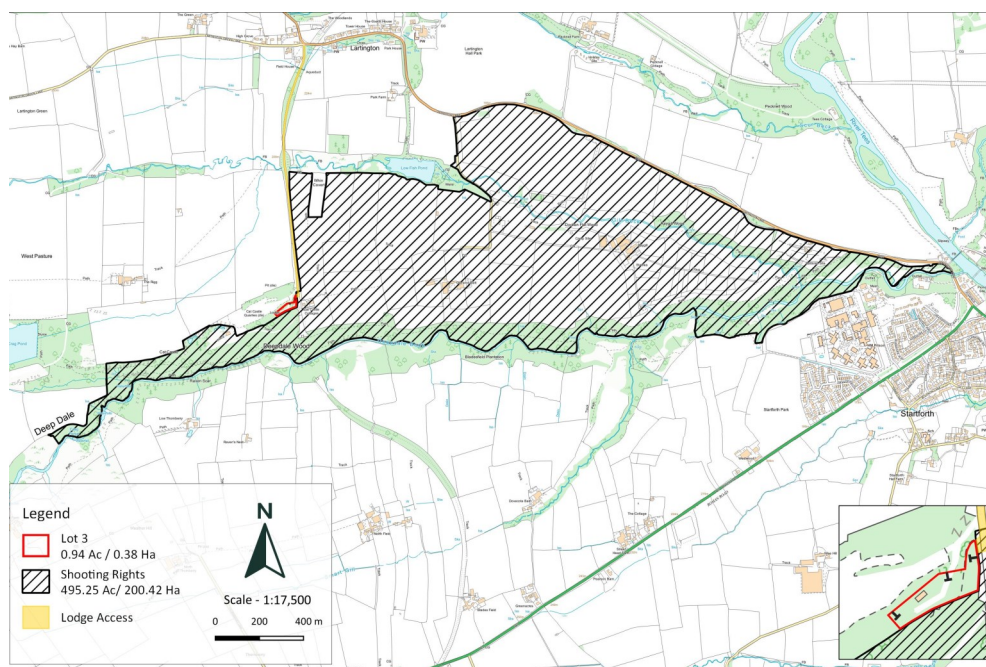




### Lot 3 - Guide Price £100,000

Sporting Rights over approximately 495 acres. Shooting was, until recently, rented to a local syndicate who managed the ground, built and tended to the release pens and employed the keeper developing a variety of drives and showing some challenging and spectacular birds. At its height the shoot stocked over 2000 pheasants, providing up to 10 days shooting averaging bags of over 100 birds. The estate holds a healthy population of roe deer, managed in a sustainable manner and providing exciting stalking opportunities with up to 12 bucks and 14 does taken in a season between April and October. There is also a range of timber-built stores, converted to a useful shooting hut which extend to about 100 m2. It is understood that the

hut drains to a septic tank, this is located on land contained within this lot, however is believed to discharge into a filtration system on third party land. Power has historically been provided by a generator. The shooting hut has historically been fed by a sub-metered mains water supply. This is not currently in operation and purchasers must conduct their own investigations into the management and the reinstatement of the supply. The site extends to about 1 acre and is thought to offer potential for a chalet development given the appropriate planning approval. Access is over Cat Castle Track which is owned by a third party (included in Lot 8). The boundary on the ground is not easily distinguishable and purchasers should satisfy them as to the exact extent of the freehold ownership.





#### Lot 4 - Guide Price £150,000

Extending in total to about 14.72 acres of parkland, the land is classified as Grade 3 and 4 and has access to a metered mains water supply. The land can be accessed from Lartington Lane to the east of the land.

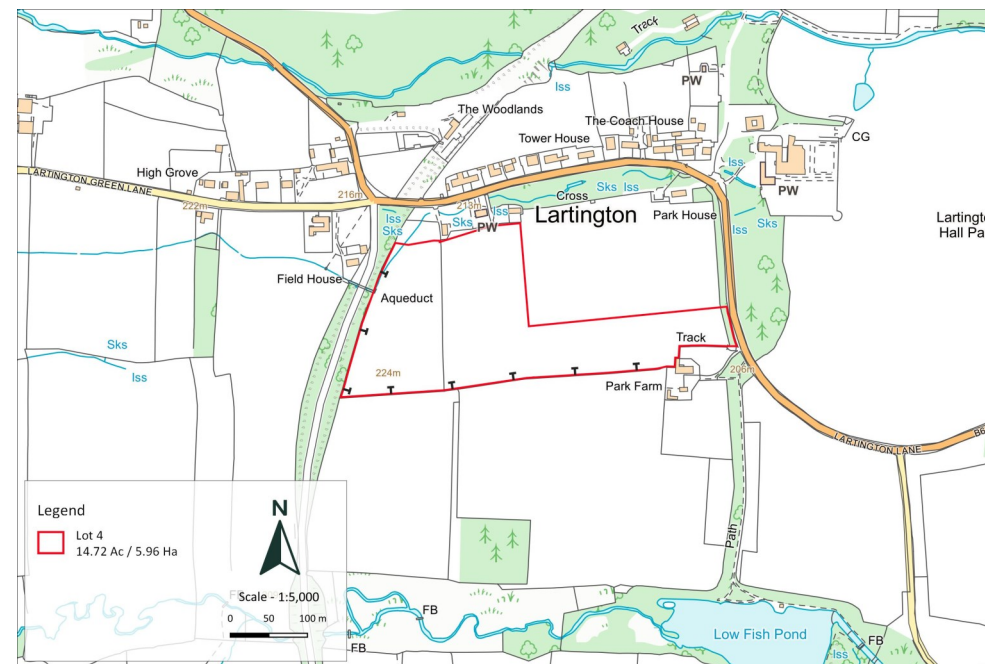
Please note that Park Farm benefits from a right of access over the track to the South East of the property to access their rear courtyard.

Park House also benefits from a right of access over Lot 5 for occasional agricultural use only.

Please note that a public footpath exists over the land.

The farmland has historically been let on a grazing license land, this arrangement is likely to continue as of 1st March 2025, running until 30th November 2025.

Vacant possession can be sought by serving one months notice, in readiness for completion of the sale.







### Lot 5 - Guide Price £120,000

A single field of Grade 3 land extending to about 13.58 acres with a small game strip. Access is directly off Raygill Lane which is an adopted but unclassified country road.

The farmland has historically been let on a grazing license land, this arrangement is likely to continue as of 1st March 2025, running until 30th November 2025. Vacant possession can be sought by serving one months notice, in readiness for completion of the sale.





## Lot 6 - Guide Price £280,000

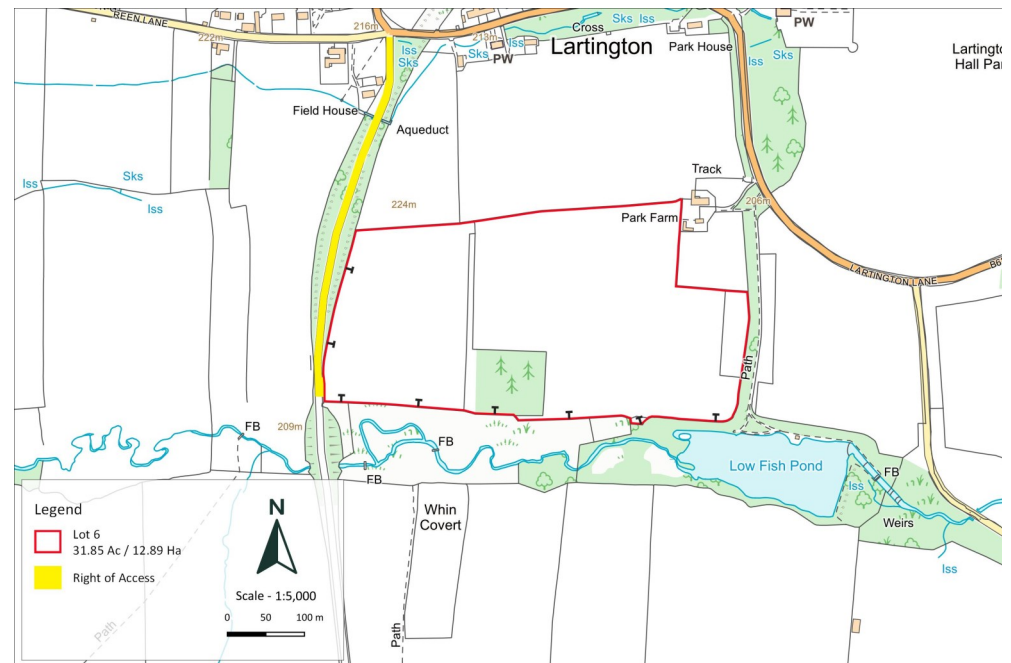
Extending in total to about 31.85 acres of parkland, the land is classified as Grade 3 and 4. The land can be accessed by Cat Castle Track which is owned by a third party. Also included in this lot is approximately 3 acres of woodland referred to as Gill Wood. Please note that there is not currently a water supply connected to the land, previously this lot has had a supply from the mains supply to Lot 5, however in the event that the lots are sold separately, any interested parties should perform their own due diligence in respect of availability and cost of

connection.

Please note that a public footpath exists over the land.

The farmland has historically been let on a grazing license land, this arrangement is likely to continue as of 1st March 2025, running until 30th November 2025.

Vacant possession can be sought by serving one months notice, in readiness for completion of the sale.





## Lot 7 - Guide Price £80,000

Cat Castle Quarry is accessed over the disused railway line (ownership of which will be included in this lot) and is let to Dun House Quarry for the extraction of stone. The lease runs until 2027 with an annual rent of £12,000 plus a potential wayleave rent of £2.25 per tonne transported through the site. A copy of the lease is available upon request from the Selling Agents.

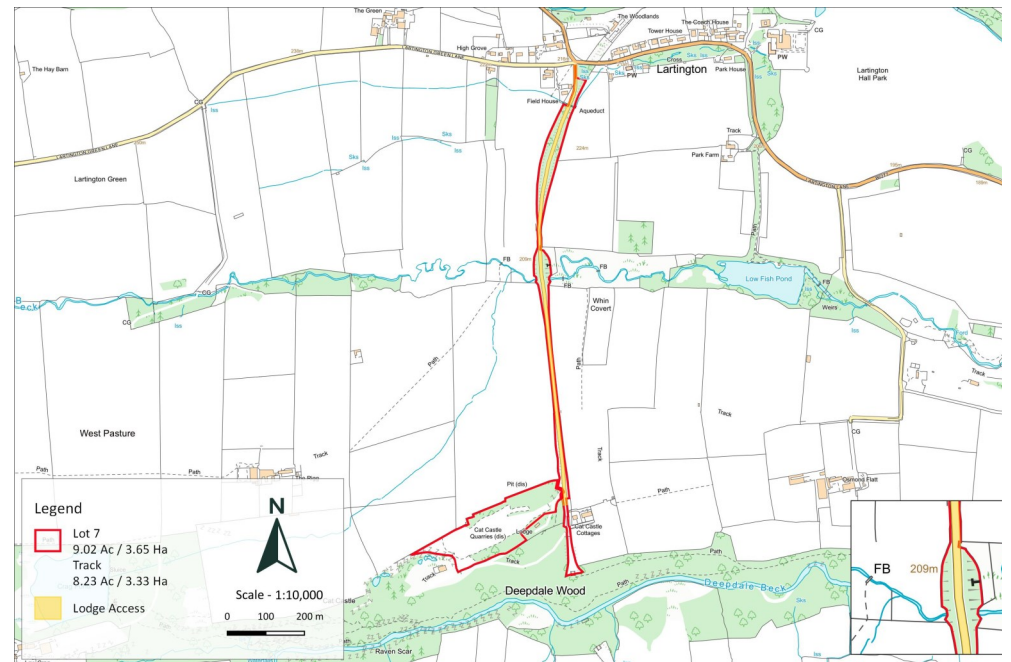
Lartington Aqueduct passes over the track and is understood to be Grade II Listed.

Please note that there are various third party rights of access over the track to

access Cat Castle Cottages and other third party property.

Please note that a public footpath exists over the Southern section of Cat Castle track.

Viewings must be by appointment only, no access is permitted without prior arrangement.





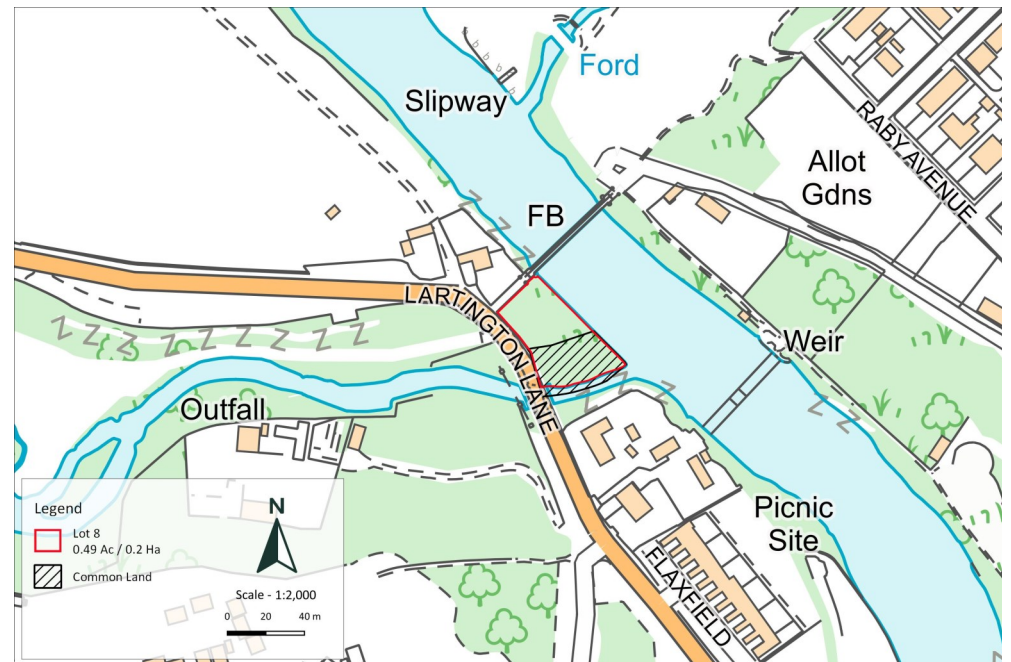
### Lot 8 - Guide Price £10,000

A small parcel of land extending to approximate 0.2 Ha (0.49 Ac) at Deepdale Bridge, fronting the River Tees. The land is sold with the benefit of fishing rights (excluding Salmon) to the centre line of the River, along the width of the land. The fishing rights are only on a catch and release basis only.

Please note that the Southern section crosshatched on the enclosed plan is registered as Common Land, unit no C.L. 314 Durham County Council.

Please note that the purchaser will be liable to cover the seller legal and selling

fees in addition to the agreed purchase price.







## Rights of Way & Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants, and all existing and proposed wayleaves whether referred to or not. We are aware that there is a wayleave agreement in favour of NEDL in respect of electricity apparatus which traverses the property.

There is a public footpath which leads south from the village over the parkland and over Gill Beck and there are various bridleways and foot paths which link to and traverse Deepdale wood. The disused railway line access is shared between multiple users with maintenance costs to be shared equally between all parties.

## Tenure & Possession

The property will be sold freehold with vacant possession provided on completion with the exception of Cat Castle Quarry lease.

The farmland is occupied on a grazing licence basis with the current agreement terminating on 28th February 2025. This arrangement is likely to continue as of 1st March 2025, running until 30th November 2025. Vacant possession can be sought

by serving one months notice, in readiness for completion of the sale.

## Local Authority

Durham County Council

## Designations

Part of the parkland, woodland and Low Fish Pond is a designated landscape area.

## Sporting & Mineral Rights

Sporting and mineral rights over the freehold property are included in the sale in so far as they are owned.

## Method of Sale

Park House Estate is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best offers, but the seller reserves the right to agree a sale at any point without further reference to interested parties.

## Directions

From Barnard Castle take the B6277 west, over the river Tees, and on to Lartington Lane for about 3 miles to Lartington.

## What3Words

Lot 1 - ///risking.stilleto.squaring

Lot 2 - ///launcher.weeknight.inches

Lot 3 - ///blackmail.inspector.veve

Lot 4 - ///ended.testy.dunk



Lot 5 - ///bullion.material.trousers

Lot 6 - ///ending.scaffold.performs

Lot 7 - ///impulsive.lifted.endearing

Lot 8 - ///entire.searcher.sporting

### **Viewings**

Viewings are with particulars in hand.

Please note that internal access to Lot 1 is not permitted due to the condition of the property. An appointment will be required to view Lot 8, The Quarry. Appointments can be made by contacting either of the joint Agents on:

GFW – Tel: 0333 920 2220

Jonathan Wallis – Tel: 01833 908087

### **Plans, Area & Schedule**

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale and does not entitle either party to compensation in respect thereof.

### **Proof of Identity and Funding**

Any offer by a purchaser(s), either from the UK or abroad, must be accompanied by the appropriate identification papers and proof of funding from a bank who is acceptable to the sellers.

### **Lotting**

It is intended to offer the property as described but the seller reserves the right to divide the property into further lots, or to withdraw property, or to exclude any property shown in the particulars of sale.

### **Important Notice**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



