

Land at Little Garth

Mickleton, Barnard Castle, County Durham, DL12 0LL



JONATHAN WALLIS
LAND & PROPERTY

Land at Little Garth

0.04 Hectare (0.10 acre) grass paddock

Residential development potential, subject to the
necessary consents

Roadside frontage and access

Central village location

Offers Over £30,000



Location

Mickleton is an upland rural village lying approximately 8.5 miles north-west of Barnard Castle. The village is picturesque and is characterised by traditional stone cottages surrounded by open countryside, rolling farmland, and expansive moorland views are enjoyed from the site. The area is popular with walkers, cyclists, and visitors exploring the North Pennines Area of Outstanding Natural Beauty.

What3Words

///allows.presumes.drop

The Property

The land at Little Garth extends to 0.05 hectares (0.13 acres) and comprises a 0.04 hectare (0.10 acre) paddock occupying a roadside location in the heart of Mickleton. The paddock has a stone wall boundary and a track lies to the western side of the paddock over which a right of way to the neighbouring property exists.

Subject to obtaining the necessary consents, the paddock may be suitable for residential development.

Services

The property is not connected to any services. It is understood a water supply is close by for connection, however prospective purchasers

should make their own enquiries as to the availability and cost of connection to any mains services.

Tenure

The property is understood to be held leasehold, on a 1000 year lease beginning the 4th November 1607, with approximately 581 years remaining and no ground rent being payable. The property is being offered with vacant possession upon completion.

Overage Clause

The land is sold subject to an overage provision, commonly known as a development clawback. The purchaser will be obliged to pay the seller 25% of the uplift in value of the land if planning consent is granted within a period of 30 years from the date of completion, for any use other than agricultural or equestrian. The overage will be triggered by the implementation of, or sale with, said planning permission. The terms of this provision may be negotiable, depending upon the offer received.

Wayleave Agreement

The land is subject to a wayleave agreement and an annual rent is paid to the landowner. Further details of this Agreement can be provided by the Agent.

Access

Access is directly off the main road known as the B6277 that runs through the center of Mickleton.

Rights & Easements

The property is subject to a right of access over the track to the west of the land in favour of the adjoining property. This is broadly represented by the yellow dashed line on the illustrative sale plan. Buyers should refer to the Title Documentation for the exact legal position. Further details on this can be provided by the Agent.

Local Authority

Durham County Council. The property is not subject to Council Tax.

Material Information

The property sits within the Mickleton Conservation Area, meaning any proposed property alterations or development should preserve or enhance the area's special architectural and historic character, with planning permission and conservation area consent potentially required for works that would affect the appearance of buildings, trees, boundaries, or other heritage features.

It is understood that the property benefits from a good outdoors mobile phone signal from all networks, though buyers should satisfy themselves as to the exact strength of each network provider.

The land is exempt from requiring an Energy Performance Certificate.

Viewings

Viewings are during daylight hours with particulars in hand. Viewers are advised to register their interest with the agent in order that they are kept informed as to how the sale will be concluded.

Method of Sale

The property is being offered for sale by private treaty. All offers should be made via the selling agent. The vendor reserves the right to conclude the sale by informal tender dependent upon interest. Should the informal tender process be used, full details will be provided to all interested parties at that time. All interested parties are encouraged to register their interest with the agent in order that they can be kept informed as to how the sale will be concluded.

Particulars Notes

Particulars and photos are dated July 2026.

Every effort has been made to ensure the accuracy of these particulars; however, they are intended as a general guide only and should not be relied upon as statements of fact. Any information that is of particular importance should be independently verified.

All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not

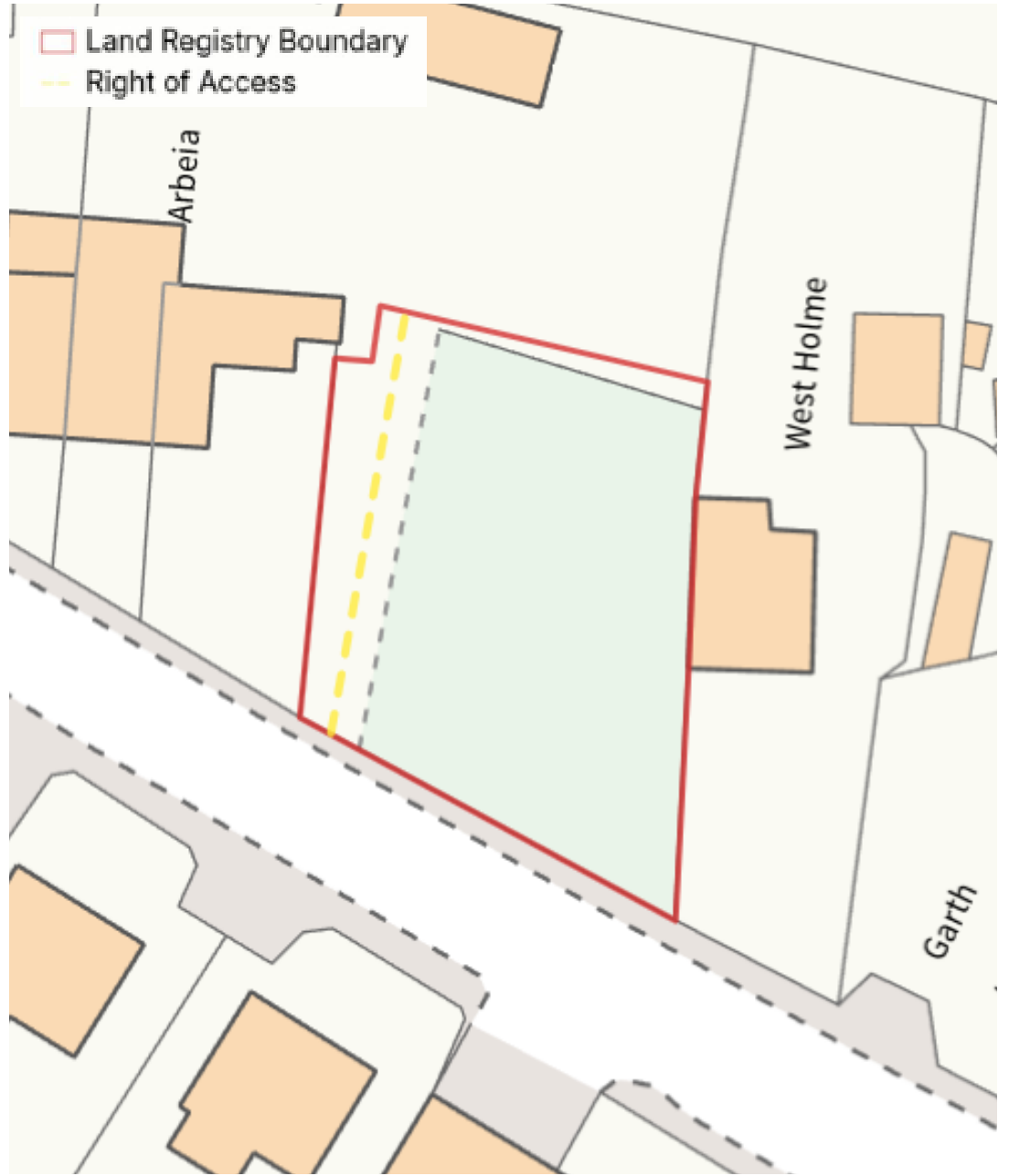


imply that they are in satisfactory working order or have been tested.

Photographs, plans, and other images are provided for illustrative purposes only and may not accurately represent the current condition of the property. They must not be copied, reproduced, redistributed, published, or otherwise made available to any third party or on any website

without prior written permission.

These particulars do not form part of any offer or contract and should not be relied upon as contractual representations.





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