

Plot 1, Cobblers Gate Lane

Mickleton, Barnard Castle, County Durham, DL12 0LN



JONATHAN WALLIS
LAND & PROPERTY

Plot 1

Cobblers Gate Lane

Fantastic opportunity to acquire a residential
building plot in a popular village

Full planning permission in place for an executive
detached four-bedroom property

Large plot

Central village location

Guide Price £195,000



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

///formation.bakers.turkeys

The Property

Plot 1, Cobblers Gate Lane offers a fantastic and unique opportunity to acquire a building plot with full planning permission for an impressive four-bedroom detached home. Situated along a quiet lane, the plot enjoys attractive views across the surrounding open countryside towards Eggleston.

The site has already been prepared, with foundations and services in place. The proposed dwelling has been thoughtfully designed, with amendments made to maximise the accommodation and create a spacious and comfortable family home. The ground floor provides a generous kitchen overlooking the rear garden, two further reception rooms, a home office and a shower room. To the first floor are four double

bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property will benefit from a stone wall-enclosed front garden, a generous rear garden and the convenience of a dual driveway providing access to both the front and rear of the property.

Full planning details can be found under DM/22/03357/FPA on Durham County Council's Planning Portal.

Services

The plot is connected to mains electric, water and drainage. Heating for the proposed dwelling is to be via an air source heat pump.

Property Construction

The plot presents an exciting opportunity to create a bespoke new home, with purchasers able to undertake the build themselves. Alternatively, the current vendors, experienced in the construction industry and responsible for the construction of the two neighbouring properties, both completed to an exceptional standard, may be willing to construct the proposed house under a separate building contract, subject to separate negotiation.

Tenure

The property is held on two titles, with one understood to be held freehold (Title Number, DU393483) and the other being held leasehold (Title

Number, DU396000), 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. An illustrative sale plan is included to show the two titles.

Access

Access to Cobblers Gate Lane is directly off the main road known as the B6277 that runs through the centre of Mickleton. The Plot will have two points of access, one from Cobblers Gate Lane and the other from the main road through the village.

Rights & Easements

The access track to the south of the property is owned and included in the sale of Plot 1. Please note that the neighbouring property has a right of access over the track to access their driveway. The track is to be accessible at all times. This is broadly represented by the purple crosshatched area 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 plot is currently not subject to Council Tax, the rateable value is to be established upon completion of the build.

Material Information

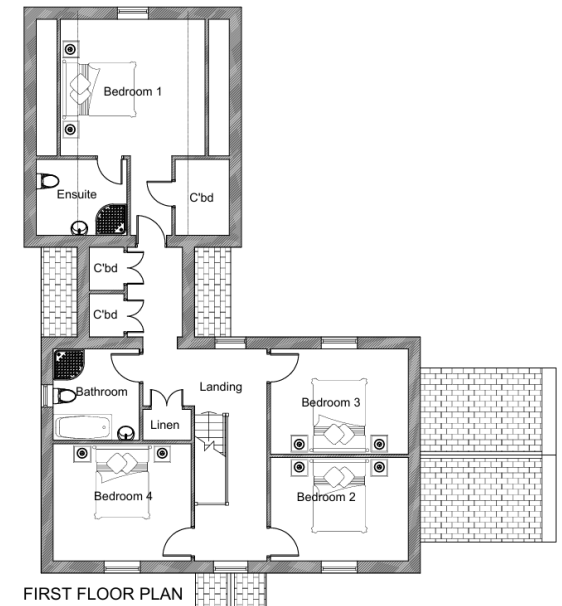
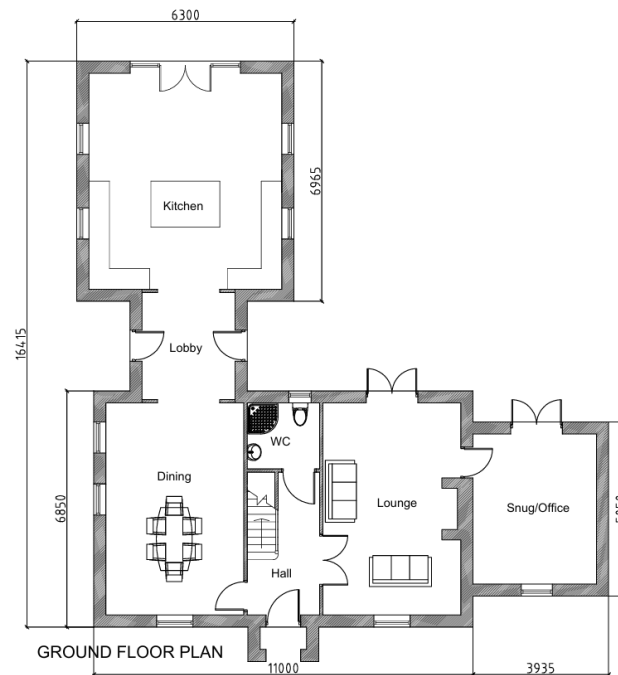
The property sits within the Mickleton Conservation Area, meaning any proposed property alterations or development should preserve or enhance the area's special architectural and historic character, with planning permission and conservation area consent potentially required for works that would affect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

As the site is currently a building plot, it is exempt from requiring an Energy Performance Certificate.

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.



Viewings

Viewings are strictly to be arranged via the Agent. Please call the office to arrange a suitable viewing appointment on 01833 908087.

Particulars Notes

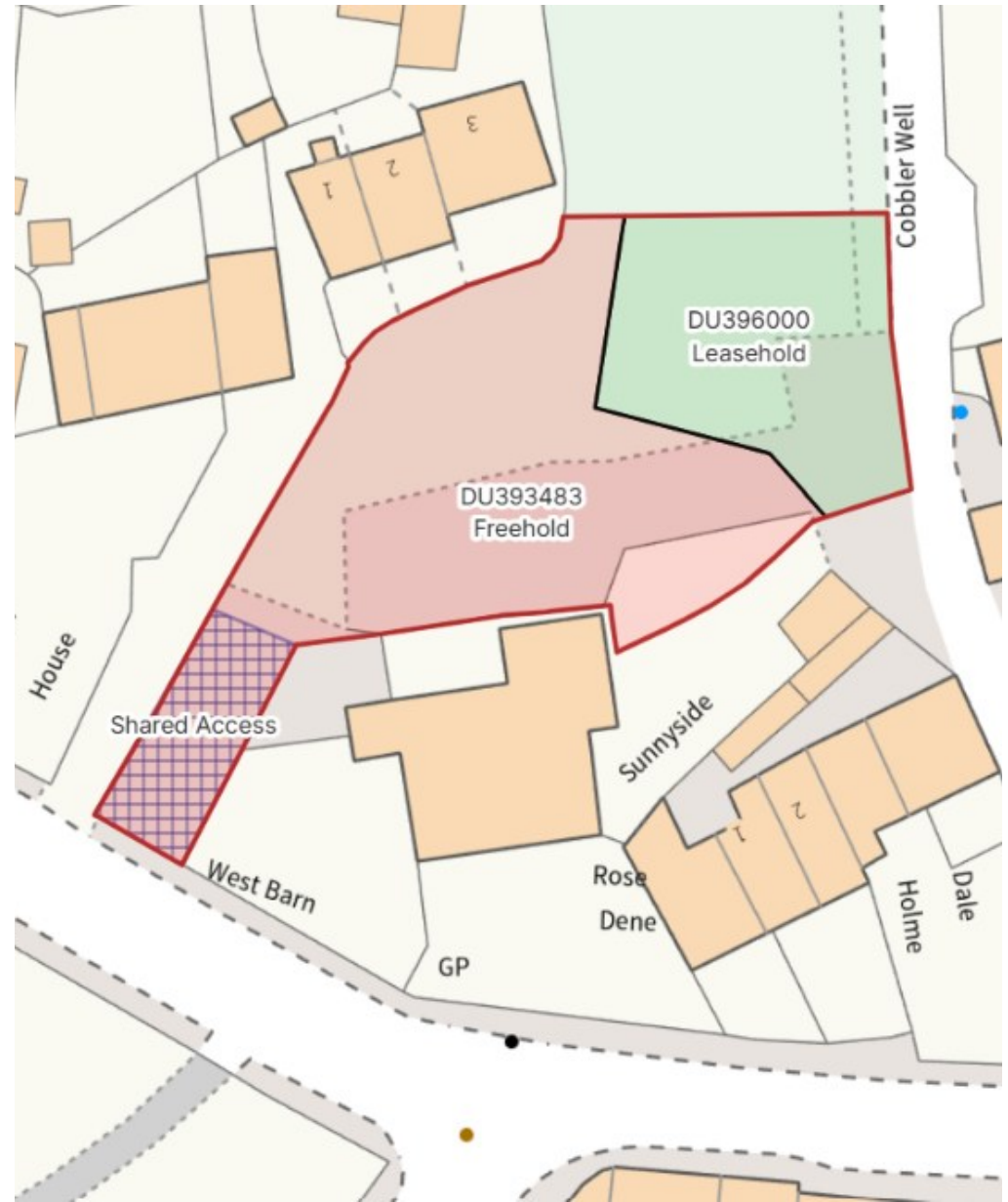
Particulars and photos are dated August 2026.

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





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