



FIELD CENTRE AT LOW BIRK HATT

Baldersdale, Barnard Castle, County Durham DL12 9UX



GSC GRAYS

PROPERTY • ESTATES • LAND

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A former Field Centre occupying a picturesque position, with views across Baldersdale towards Blackton & Hury Reservoirs. There is potential for conversion to residential (subject to obtaining planning consent) or the property could be repurposed and updated for continued use as an educational facility.

The property is in Balderdale, within the North Pennines Area of Outstanding Natural Beauty, just to the west of Hury. Cotherstone is circa 5 miles to the east, Middleton-in-Teesdale is circa 7 miles to the north and Barnard Castle is circa 10 miles to the south east. Baldersdale is within easy reach of Barnard Castle, a popular market town providing a range of services and excellent access to the A66, in turn linking to the A1(M) to the east and the M6 to the west.



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Description

The property extends to approximately 226.31 sqm / 2436 sqft (GIA) comprising the original cottage, byre and schoolroom, plus a later extension.

As currently, the internal configuration comprises living / communal spaces, a kitchen and a range of bedrooms with bathroom facilities, for both students and staff. The property occupies a good-sized site, extending to a total of 0.61 acres, with ample parking and providing the opportunity for generous residential gardens.

Tenure

Freehold with Vacant Possession on completion.

Services

The property is understood to benefit from a mains electric connection, with a private, spring fed water supply. Heating is provided by a tanked LPG, gas-fired boiler and there is a private sewerage system.

Local Authority

Durham County Council

Planning Permission

Pre-Application advice has been sought from Durham County Council, with the response concluding that, subject to addressing relevant policy the proposal for residential use is likely to be considered acceptable. A copy of the pre-application advice is available on request.

The vendors are willing to consider both conditional offers (subject to planning permission being obtained) and unconditional offers.

Business Rates

Rateable Value:

1st April 2017 to present - £250

From 1st April 2023 - £500

EPC

The property has an EPC rating of E (119).

VAT

All prices are exclusive of VAT. We have been informed by the Vendor that VAT will not be payable on the sale price.

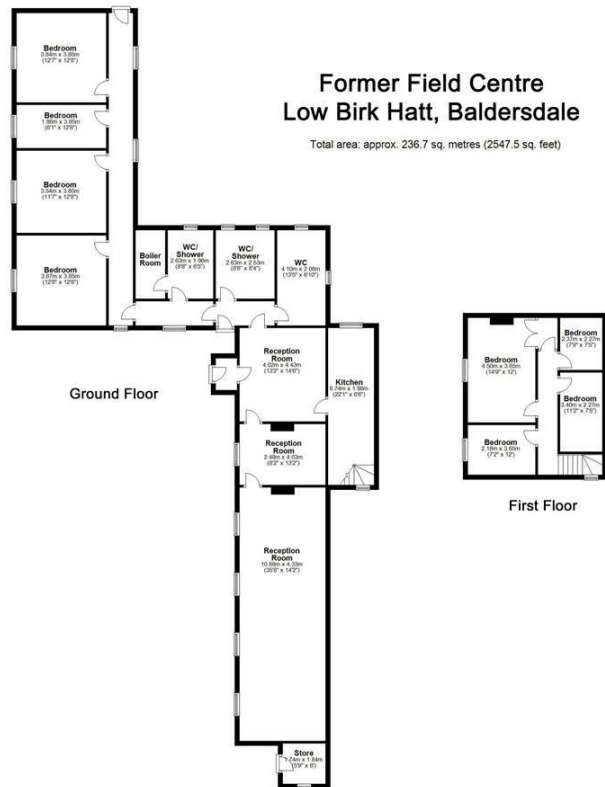
Viewings

By arrangement with the agents GSC Grays (Barnard Castle). Tel: 01833 637000

Particulars

Details prepared and photographs taken February 2023.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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