

PARK HOUSE ESTATE

LARTINGTON, BARNARD CASTLE, DL12 9DA

*Barnard Castle 3 miles • Darlington 19 miles • Durham 27 miles • Newcastle 58 miles
(all distances & times are approximate)*

CHARMING SMALL ESTATE WITH A REFURBISHED GRADE II LISTED HOUSE,
PARK AND FARMLAND, WOODLAND, LAKES AND PONDS, EXTENDING TO
ABOUT 146 ACRES TOGETHER WITH SPORTING RIGHTS OVER A FURTHER
498 ACRES AND INCOME FROM A COMMERCIAL QUARRY LEASE

Beautifully proportioned, 19th century house, fully refurbished with hall • Sitting room
Kitchen/dining room • Boot room • Utility room • Shower room with WC • Study/Office on half landing
Bedroom with ensuite shower room • Two further bedrooms • Separate WC . Bathroom and WC

Newly built triple garage and planning consent for a second self-contained studio office

Newly landscaped garden, orchard and wooded beck • Listed parkland setting, fishing ponds and boathouse

Productive farmland • Amenity and commercial woodland • Stone quarry let on a commercial lease with royalties

Shooting and stalking rights over about 498 acres, including Deepdale valley • Fishing rights on Crag Pond & Low Fish Pond

ABOUT 146.26 ACRES (59.19 HA) FREEHOLD AND 498.02 ACRES (201.54 HA) SPORTING RIGHTS
FOR SALE AS A WHOLE OR IN TWO LOTS



GSC Grays
12 Bank Street
Barnard Castle DL12 8PQ
E: barnardcastle@gscgrays.co.uk
T: 01833 637000



George F White
14c Redwell Court
Barnard Castle DL12 8BN
E: sales@georgefwhite.co.uk
T: 0333 920 2220

LOCATION

Park House Estate is located on the south side of the pretty village of Lartington, about three miles west of the market town of Barnard Castle in the beautiful rolling countryside of the lower Tees valley.

Barnard Castle has a wide range of local 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 main east west trunk road only four miles away at Bowes, bringing The Lake District to within about an hour's drive and the main the Great North Road at Scotch Corner only about 16 miles away giving fast access to Durham, Newcastle, York and Leeds. The main east coast railway line is 19 miles to the east at Darlington from where London Kings Cross can be reached in under two and half hours. Durham Tees Airport (25 miles) is the closest airport with Leeds Braford and Newcastle airports flying to a wide range of international destinations.

The local area has a wealth of sporting and recreational opportunities with fishing on the river Tees, low ground and moorland shooting in the North Pennines and in the glorious Yorkshire Dales National Park and the grouse moors of Upper Teesdale. Lartington is within the Zetland hunting grounds and there is a good golf course in Barnard Castle.



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 currently being refurbished as an exclusive wedding venue. Much remains in the family, now Mayhew, but following reorganisation of the estate assets it has been decided to offer Park House and its surrounding sporting and estate lands for sale for the first time in over 100 years.

DESCRIPTION

The property comprises a pretty, Grade II listed house with a wide sweep of parkland to the south and more productive farmland beyond. It includes woods and shelterbelts and of the protected (listed) parklands associated which link The Hall garden with a woodland pathway to a delightful pond and series of weirs and ancient semi natural woodland.

Included with the land is the old disused railway line which gives access to the steep sided Deepdale and the sporting rights which go with the property as well as the stone quarry which provides a useful annual income.

To the west of the property, with a separate road access, is another larger fishing lake known as Crag Pond which adjoins an old birch wood adding greatly to the diversity of the sporting option on the property. This area is offered as Lot 2.





PARK HOUSE

Park House was originally built as the estate managers house in the early 19th century. It is a detached, two storey property constructed of dressed sandstone under a pitched slate roof with well-proportioned rooms, high ceilings and larger windows letting in the southern light. The house has recently been fully refurbished and reconfigured with renewed electrics, plumbing, central heating, repointing, partial heritage double glazing, new kitchen and bathroom fittings and redecoration throughout. There is about 2,276 sqft of living space comprising:

Ground Floor – vestibule, hallway, sitting room, newly fitted kitchen and open plan dining room, large boot room and separate utility and boiler room. Cloak room / shower room and WC lies off the stair hall and there is a small study/Office on half landing.

First Floor – bedroom with ensuite shower room and walk in wardrobe, two further bedrooms, family bathroom and WC. There is a full length attic with access ladder and head height suitable for storage.

Outside, a large three bay garage has been built (planning reference DM/21/01745/FPA & LB), with stone walls under a slate roof. The bays are large with one fitted with double timber doors. It has power and water connected. Planning consent (DM/23/00254/FPA) has also been approved to convert to former single garage/garden store into a home office.

GARDENS

Park House is approached from Lartington Lane through a private entrance, over a small beck, to a wide gravel sweep at the side of the house and in front of the newly built, stone faced, triple garage.

A stone path leads through a rose arbour to the east terrace and on to the south facing front door through newly laid lawn and past creatively planted borders inside a stone wall, all planned and laid out by well-known garden designer Daphne Scott-Harden.

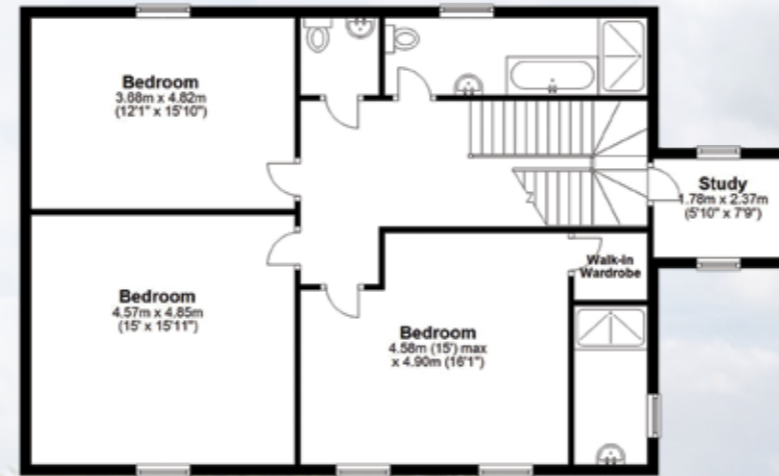
There is an old cherry orchard on the east side of the house and a beck which crosses the old railway line over an aqueduct, running behind the house and under the driveway culvert.



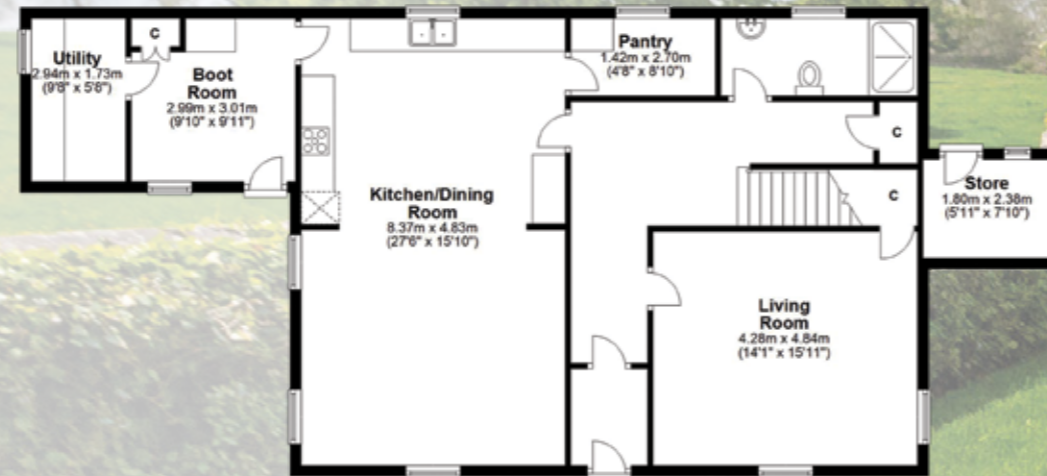
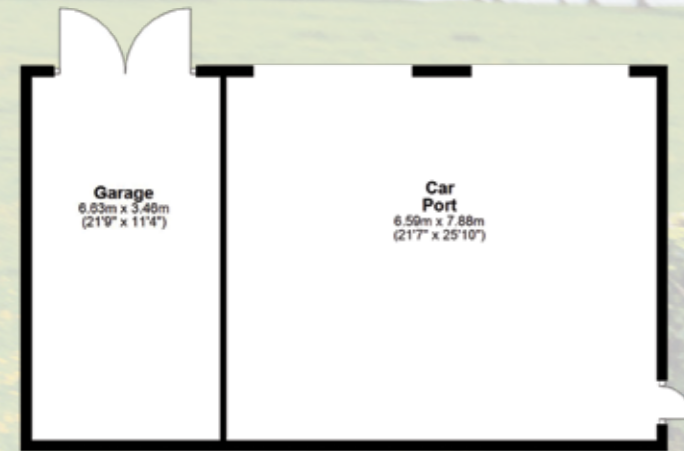
PARK HOUSE ESTATE

Approx. Gross Internal Area:
Main House = 211.5 sq m / 2,276.7 sq ft
Garage = 75.5 sq m / 813.0 sq ft

For identification purposes only - Not to scale



FIRST FLOOR



GROUND FLOOR





PARKLAND

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 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.





PARK HOUSE ESTATE Lartington, Barnard Castle



FARM AND WOODLANDS

The farmland extends to approximately 146.26 acres (59.19 ha) including the parkland grazing of about 24.07 acres (9.74 ha). To the south of the park are two fields of arable land farm in rotation temporary grass and spring crops and with strips of game crop adjoining woodland to enhance the holding of game. The land is described as mainly Class 3 and 4 and can produce good yields of a variety of crops. The land is farmed on annual grazing and cropping licences. All the farmland is registered with the Rural Payments Agency.

There are two significant blocks of woodland planted for amenity and sport called Whin Covert and Gill Wood providing flushing points over the pretty Gill glade.

Lot	Field No.	Name	Grass	Pasture	Woods	Others	Total (Ha)	Total (Ac)
1	9072	Park House & wood			1.02		1.02	2.52
1	6549	Parkland		2.00			2.00	4.94
1	8957	Parkland		7.74			7.74	19.13
1	6332	Park Farm Field 1	4.02				4.02	9.93
1	8932	Park Farm Field 2	7.77				7.77	19.20
1	7823	Park Farm Covert			0.75		0.75	1.85
1	0730		0.35				0.35	0.86
1	0932	Park Farm Spinney			0.47		0.47	1.16
1	1130		0.34				0.34	0.84
1	2130		4.46				4.46	11.02
1	1909	Gill Beck and Low Fish Pond			8.33		8.33	20.58
1	6800	Whin Covert			1.29		1.29	3.19
1	4148	Cat Castle Quarry				3.65	3.65	9.02
1	5348	Shoot Hut				0.28	0.28	0.69
1		Tracks etc				0.31	0.31	0.76
2	5429	Crag Wood			13.38		13.38	33.06
2	3132	Crag Pond				3.03	3.03	7.49
TOTAL			16.94	9.74	42.18	7.27	59.19	146.26
SPORTING RIGHTS							201.54	498.02



PARK HOUSE ESTATE Lartington, Barnard Castle

SPORTING

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 100+. Included in the shoot is a purpose-built shooting hut. It extends to about 100 m² and is connected to water and a separate drainage system. Power is provided by generator.

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.

Crag Pond and Low Fishpond both offer excellent wild duck flighting. No ducks have been released but the bag consistently includes mallard, pintail, goldeneye and teal. Some historic shooting records are available from the Selling Agents.

Fishing on the two ponds has been exciting and productive with Low Fish Pond having a fishing hut, picnic table and a delightful stone boathouse as well as a series of weirs and wetland creating a haven for wildlife. Fishing records show a wide variety of fish caught and more details can be provided by the Selling Agents.

OLD SIGNAL BOX

A delightful old signal box, now in a dilapidated condition, offers scope for a creative development subject to the appropriate planning consent.

THE QUARRY

Cat Castle Quarry is accessed over the disused railway line and is let to Dun House Quarry for the extraction of stone. The lease runs until 2027 with an annual rent of £12,000 with royalties payable based on the volume of extracted material. A copy of the lease is available upon request from the Selling Agents.



GENERAL REMARKS AND STIPULATIONS

RIGHTS OF WAY AND 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 eight users with maintenance costs shared equally between all parties.

SERVICES

Mains electricity, water and gas. Private drainage.

LOCAL AUTHORITY

Durham Council Tel: 0300 026 0000

COUNCIL TAX

Park House – Band F

EPC

Park House is rated 53(E)

DESIGNATIONS

Park House is Listed Grade II. Part of the parkland, woodland and Low Fish Pond is a designated landscape area and is also Listed Grade II.

BASIC PAYMENTS SCHEME (BPS)

The 2023 BPS claim has been submitted and payments will be retained in full by the seller.

TENURE

The property will be sold freehold with vacant possession provide on completion with the exception of Cat Castle Quarry lease. The farmland is occupied on a season licence basis with the current agreement terminating on 31st October 2023.

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.

Lot	Description
1	Park House, farmland, woods, Low Fishpond and sporting rights - 602.62 acres
2	Crag Pond (aka High Lake) and woodland – 41.66 acres
Whole	Park House Estate

FIXTURES, FITTINGS & EQUIPMENT

Only those items specifically mentioned in the sale particulars are included in the sale.

SPORTING AND MINERAL RIGHTS

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

TIMBER

All standing and fallen timber will be included in the sale.

VAT

Any guide price quoted or discussed are exclusive of VAT. No election to tax has been made in respect of the property but should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT, then this will be payable by the purchaser.

INGOING VALUATION

It is not anticipated that there will be any ingoing valuation in respect of the property as completion will be following any harvest and before winter cultivations. There are no staff employed on the estate.

SOLICITORS

Tilley Bailey and Irvine Solicitors, Barnard Castle. Tel: 01833 638326

VIEWING

Viewing will be by appointment only and accompanied by a member of the Selling Agents. Given the potential hazards of a working farm and quarry we ask that all parties wishing to view are as vigilant as possible particularly around, buildings, livestock and machinery. Appointments can be made by contacting either of the joint Agents on:

GSC Grays – Tel: 01833 637000

George F White – Tel: 0333 920 2220

DIRECTIONS (DL12 9DA)

From Barnard Castle take the B6277 west, over the river Tees, and on to Lartington Lane for about 3 miles to Lartington. The turns left in the village and just passed the entrance to Lartington Hall turn left into the drive to Park House. Access to inspect the sporting property is at the end of the village where the round swings round to the right. At this point turn hard left on to the track of the disused railway line. At the end of the track, it branches to the right. Take the middle track and park in the parking area beside the shooting hut.

what3words: luckier.detection.cupboards

CONDITIONS OF SALE

A non-returnable deposit of 10% of the purchase price will be payable within 7 days of exchanging contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate.

DISPUTES

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to arbitration of the Selling Agents whose decision acting as experts will be final.

PLANS, AREAS AND SCHEDULES

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.

LOTING

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.

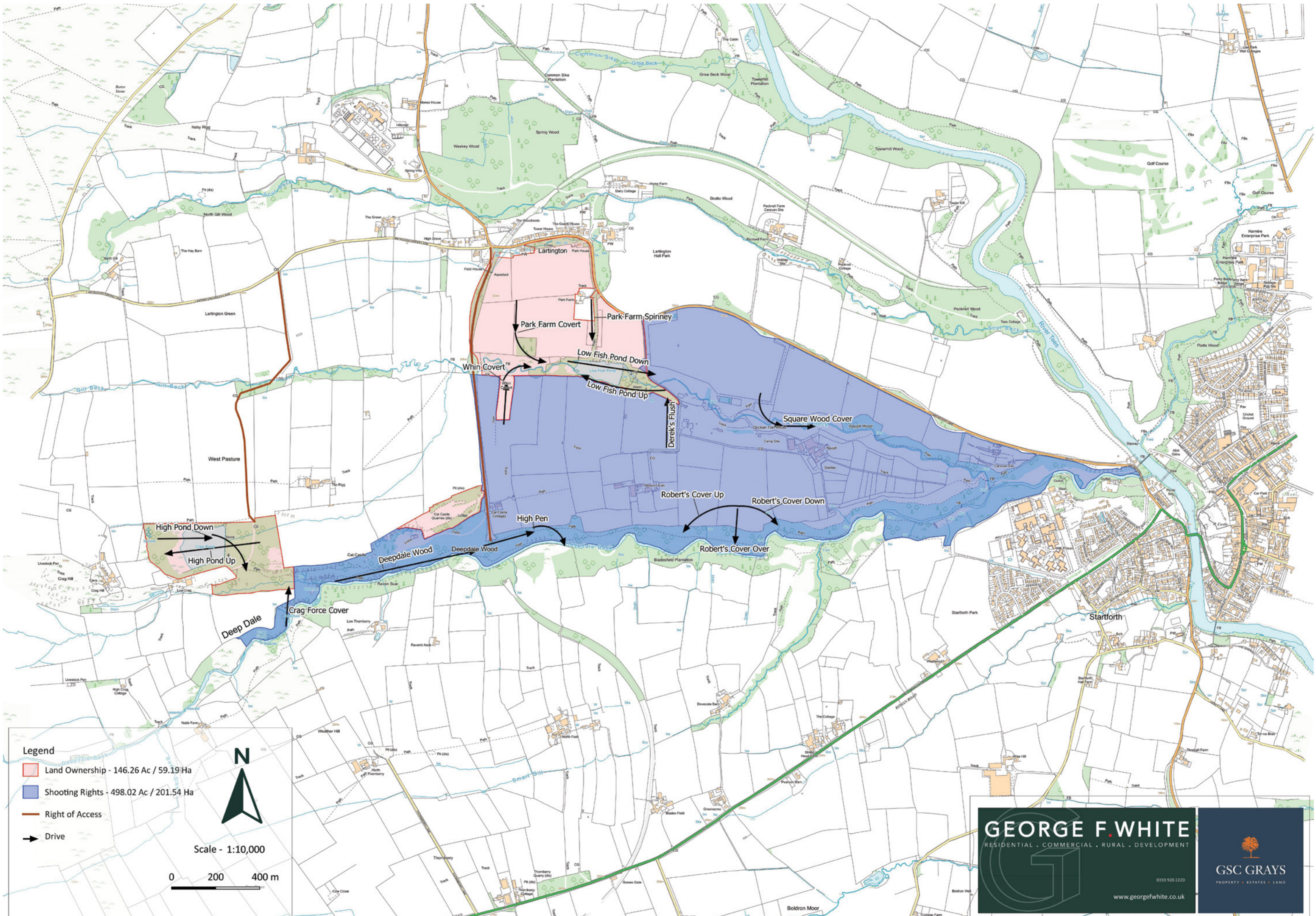
APPORTIONMENTS

The council tax and all other outgoings will be apportioned between the seller and purchaser(s) as at the date of completion.



DISCLAIMER NOTICE

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: 230613. Photographs taken: XX XX



Legend

- Land Ownership - 146.26 Ac / 59.19 Ha
- Shooting Rights - 498.02 Ac / 201.54 Ha
- Right of Access
- Drive



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0333 920 2220

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