



PROSPECT HOUSE  
Newbiggin



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# PROSPECT HOUSE

Newbiggin, County Durham, DL12 0UD

A development opportunity. An exciting opportunity to purchase a rural property with planning permission to convert an existing barn to form a larger property requiring complete refurbishment. The property benefits from stunning views and elevated position along with approximately 10 acres of grassland (currently let on an Agricultural Holding Act Tenancy).

## ACCOMMODATION

- \* Development opportunity
- \* Rural property
- \* Two bedrooms
- \* Planning permission to extend
  - \* Garage
  - \* Large garden
- \* Approximately 10 acres of land



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## Situation & Amenities

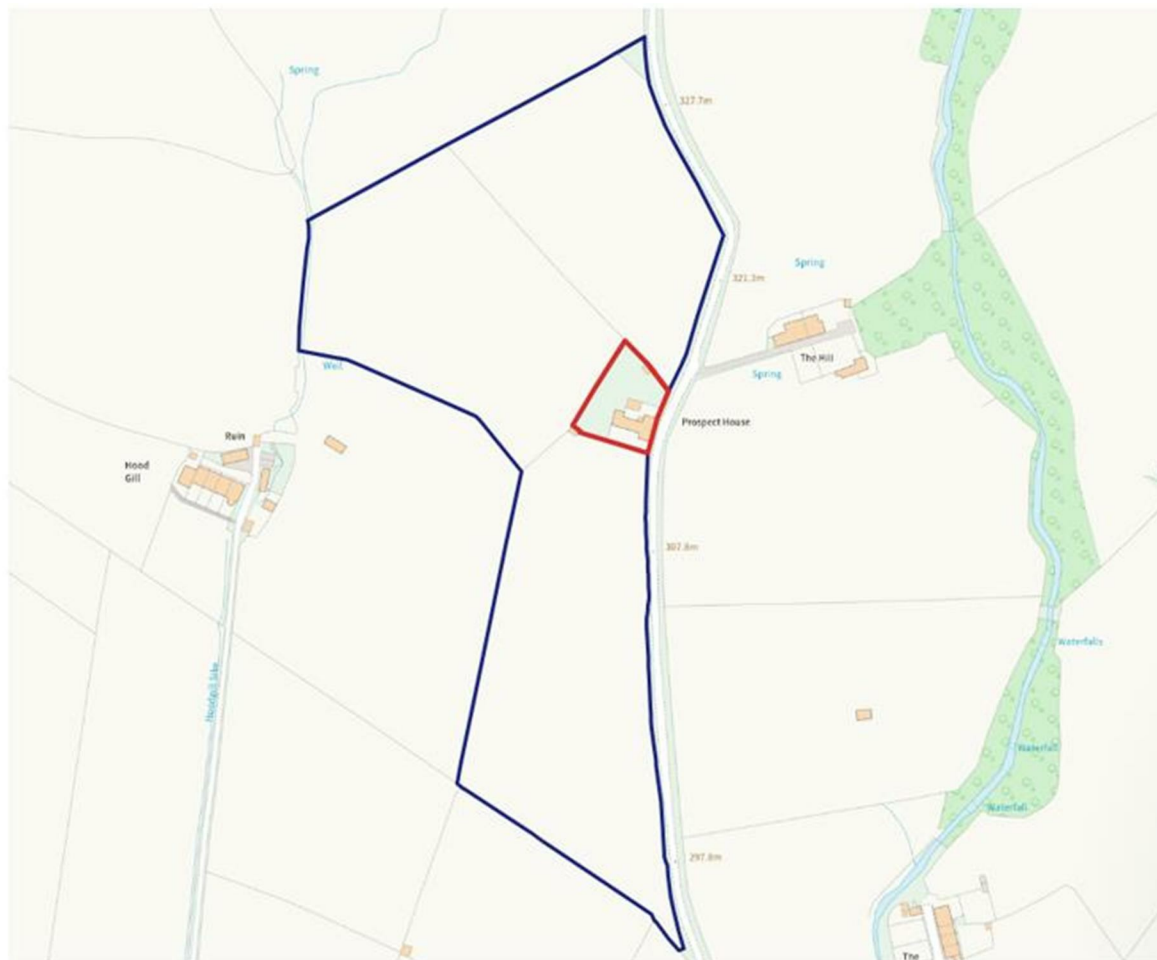
Middleton-in-Teesdale 3 miles, Barnard Castle 13 miles, Brough 17 miles, Stanhope 18 miles, Darlington 35 miles. All distances are approximate. Newbiggin is an attractive rural village situated in Teesdale. Nearby Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of Middleton-in-Teesdale has been designated a conservation area meaning the houses and shops retain much of their original character. The local area is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and the Coast to Coast Cycle Path. Primary school for the surrounding area is at Middleton-in-Teesdale. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Middleton-in-Teesdale offers a variety of independent retailers, small supermarket, mobile post-office and doctors surgery.

## Accommodation

The property currently provides an entrance hall, living room, dining room, kitchen, bathroom, store room, rear porch and two bedrooms. To the exterior there is an attached barn and detached garage.

## Planning

Prospect House is sold with the benefit of planning to extend the existing dwelling into an attached barn. Application number DM/23/03732/FPA Durham County Council Planning Department - 0300 262830







### Land

Approximately 10.62 acres of land divided into three fields with wall and fenced boundary. Please note the land is rented on a Agricultural Holding Tenancy Act to a neighbouring farmer. Further information available upon request (see attached plan).

### Agents Note

Please note there is a public right of way through/across the garden to the rear of the garage.

### Services

Mains electricity, private water supply and drainage to septic tank (no warranty give).

### Wayleaves, Easements and Rights of Way

Prospect House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.





## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Particulars

Particulars written in May 2025.

Photographs taken in May 2025.

## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

## Method of Sale

To be sold via private treaty as one lot.

## Viewings

Via GSC Grays

## What3words

deleting.guidebook.slung

## Disclaimer Notice

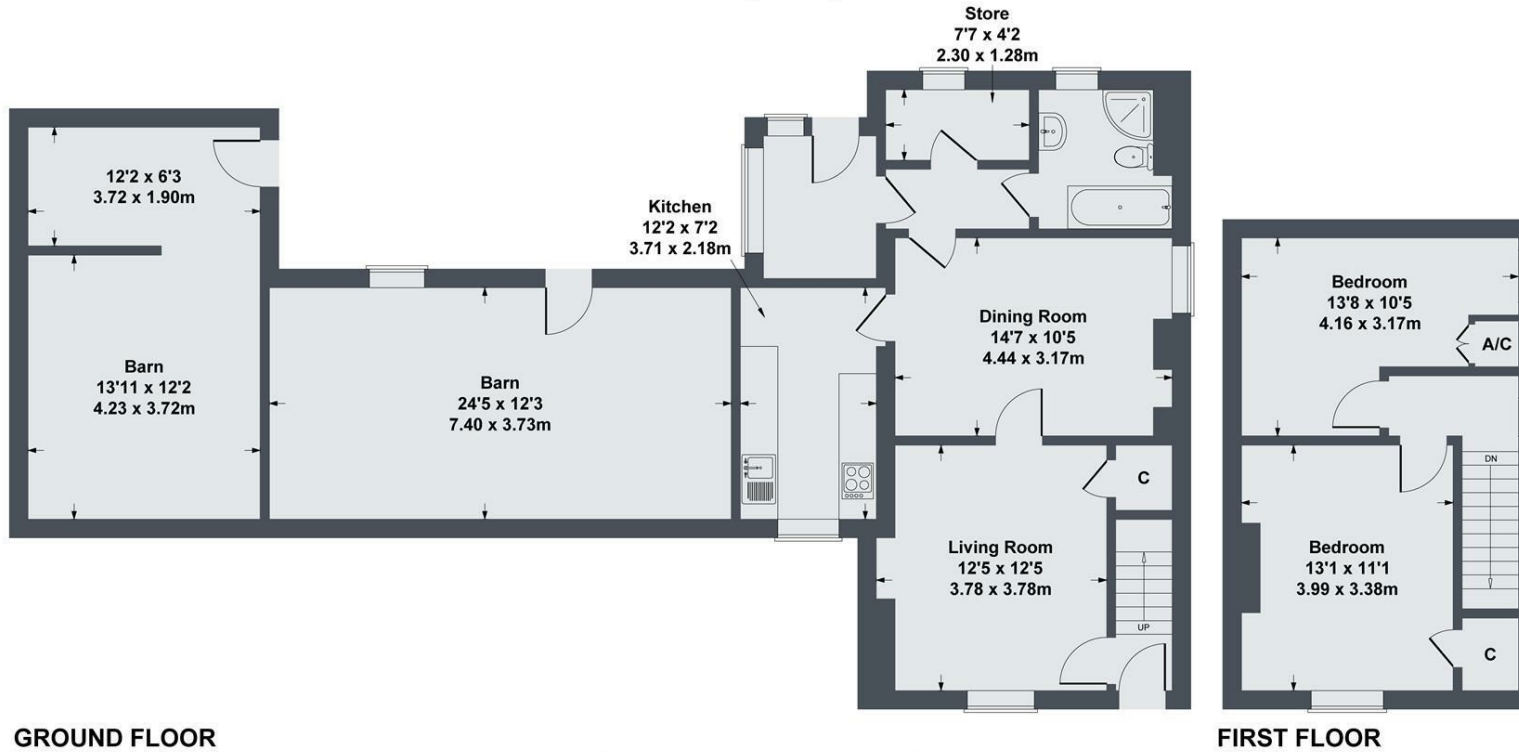
GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.



# Prospect House, Newbiggin

Approximate Gross Internal Area  
1528 sq ft - 142 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## DISCLAIMER NOTICE:

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- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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