

1 FIELD VIEW CLOSE

Green Lane, Yarm, TS15 9GQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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An impressive opportunity to finalise the self-build process and add your own personal taste to this substantial family home, which is set perfectly back from the road in a popular Yarm location with fields behind.

There is almost 3,600 square feet of accommodation which will be complemented by two second floor mezzanine rooms above the bedrooms.

This modern family home will appeal to those looking to add their own mark to a property that is currently part way completed.



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Situation and Amenities

Yarm High Street has a range of Georgian-style old buildings with red pantile roofs and cobbled parking areas, creating a charming atmosphere with an abundance of visual appeal.

There is a wide variety of shops, restaurants and pubs as well as a garage, churches and health centre, Yarm has long been a vibrant and popular destination for both shopping and socializing and offers primary schools, Conyers mixed comprehensive school and the independent Yarm School.

Middlesbrough 8.4 miles, Darlington 11.8 miles, Stokesley 14.4 miles, Northallerton 16.5 miles, Thirsk 20.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.

1 Field View Close

The build process on 1 Field View Close has currently been paused, creating an opportunity for a new owner to continue through to completion. The current owners have already had building control sign off on the foundations and are almost at the same stage regarding the super structure, pending minor works. The structure is mostly complete although no windows are fitted and no doors installed, therefore it is not yet wind and watertight.

Accommodation

The main entrance will open into a large reception hallway, which leads through to the huge living and dining kitchen stretching across the rear of the property. When finished, there will be several sets of doors and bi-folding corner doors opening out to the south-facing gardens at the rear, creating a wonderful family space.

A more formal large living room will be at the front of the house, perfect for those cosy movie nights in. Additionally, there will be a cloakroom/w.c and a utility room to keep all of the essentials neatly out of the way.

The spacious first floor landing will have a glorious, full-height window, allowing in masses of light. There is access through to the large double bedrooms, two at the front and two at the rear. Two of the bedrooms will benefit from en suite facilities and the front two bedrooms will enjoy stairs up to their own mezzanine floor.

Externally

Outside, the property is approached via a large double driveway leading to the double garage. There will be gardens to the front and a garden to the rear, overlooking the fields.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

What3Words

Parking at the property is at <https://w3w.co/signs.plant.propelled>

Tenure

The property is believed to be currently leasehold for 999 years from 1692 with 666 years remaining on the lease.

Services

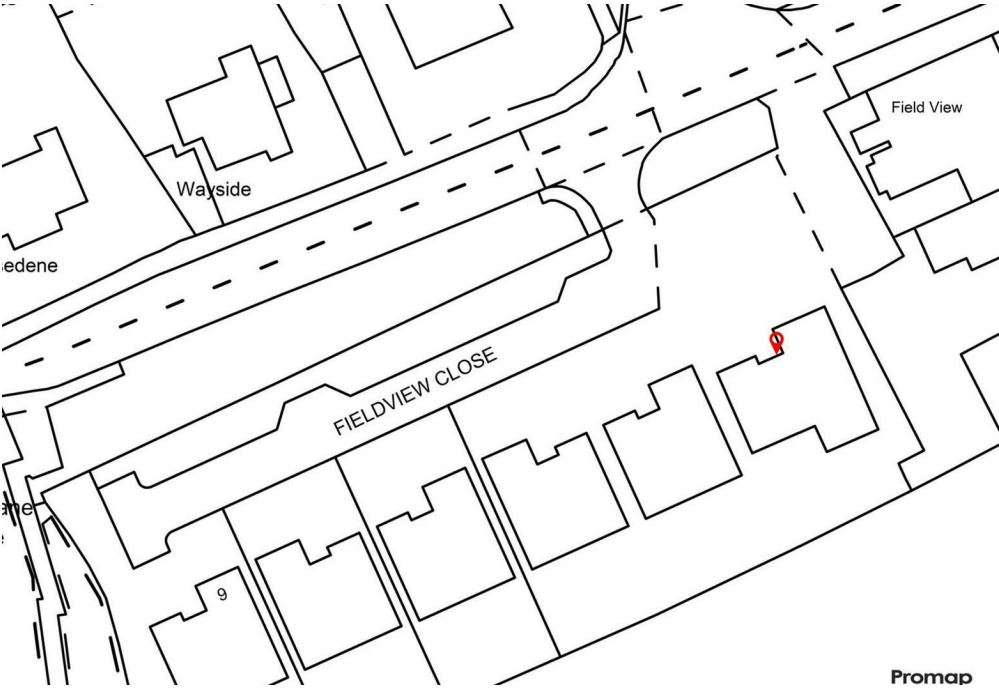
There are no services connected although mains water, electric and drainage are understood to be within the vicinity. None of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

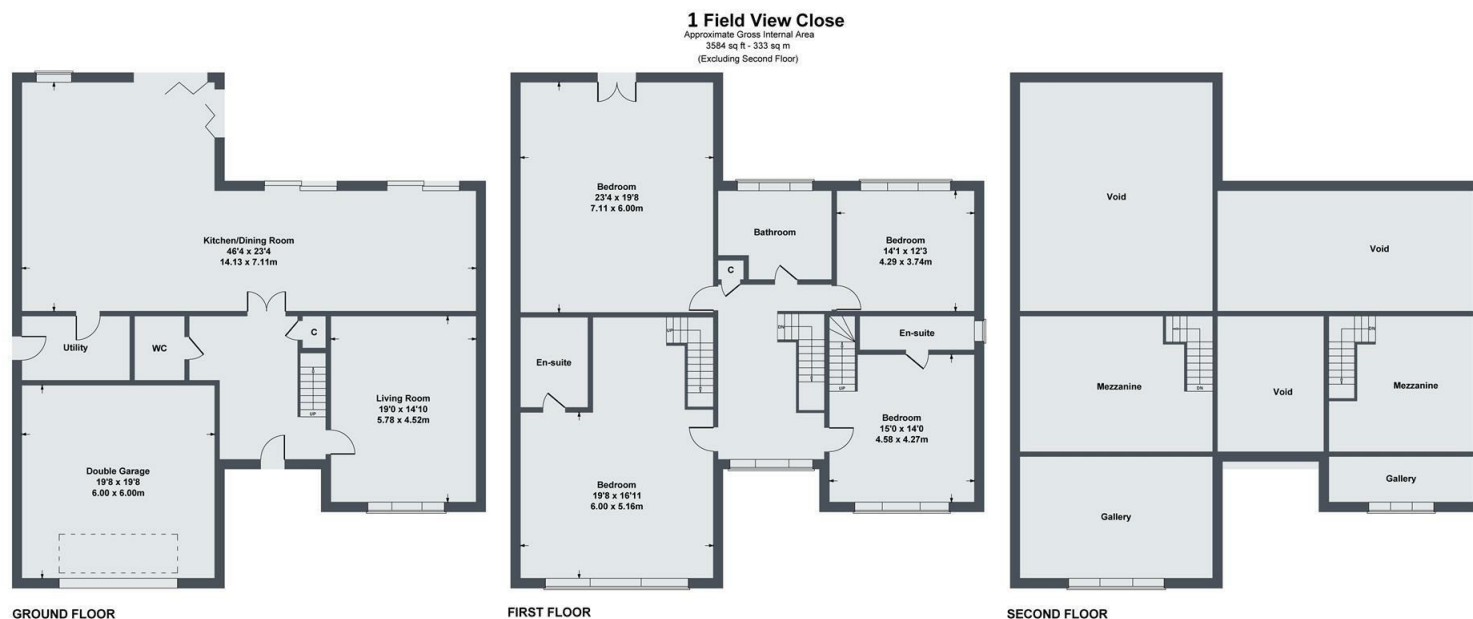
Local Authority

Stockton on Tees Borough Council. Council tax band to be determined.

Particulars and Photographs

Particulars prepared and photographs taken August 2025.

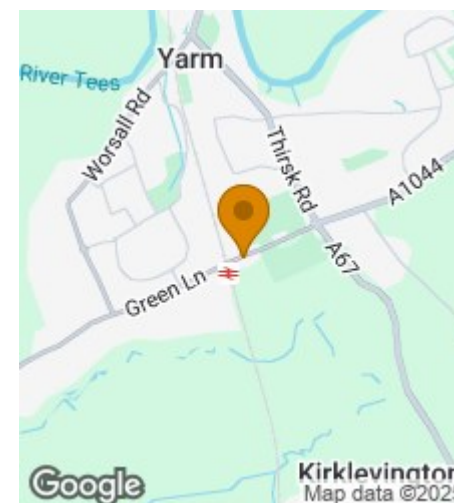




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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.