

EAST FIELD

Newbiggin, Barnard Castle, DL12 0XD

GSC GRAYS

PROPERTY • ESTATES • LAND

EAST FIELD

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FOR SALE BY MODERN AUCTION. AUCTION NOW LIVE UNTIL THURSDAY THE 16th OF APRIL AT 1PM. REGISTER TO BID WITH IAMSOLD! A superb opportunity to purchase this three bedroom detached property requiring refurbishment and located in a rural setting, with approximately 1.42 acres of land.

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.

GSC GRAYS

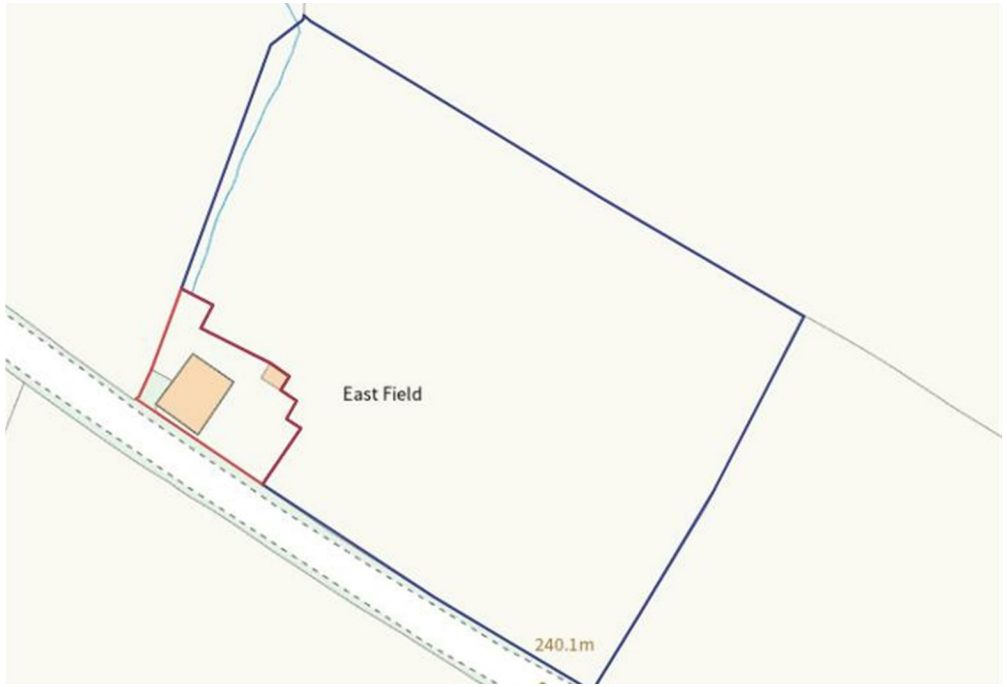
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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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Accommodation

Ground Floor

Enter into the internal hallway to the foot of the stairs to the first floor also providing access to the living room with bay window, access to the lounge with a stone built fireplace and bay window overlooking the front elevation, access through the lounge to the dining room that overlooks the rear elevation. The kitchen has an oven/hob, sink and access out to the side of the property.

First Floor

The first floor landing gives access to three bedrooms, two of which being doubles. The family bathroom has been fitted with a bath, WC and pedestal sink.

Parking

Off-street parking for multiple cars to the rear and the side of the property.

Externally

Access to the field from the parking area at the rear of the property. Small outbuilding to the rear. The barn footprint remains with material still on site which offers great potential to rebuild or add an extension to the house subject to the necessary planning permissions.

Land

Approximately 1.42 acres of wall and fenced grassland.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded D.

Particulars

Particulars written in December 2025.
Photographs taken in December 2025.

Services and Other Information

Mains electricity, private spring water supply which rises from Woodside Farm and provides water to The Farm, East Field and Croft Head, private drainage to septic tank compliance unknown, solid fuel heating.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

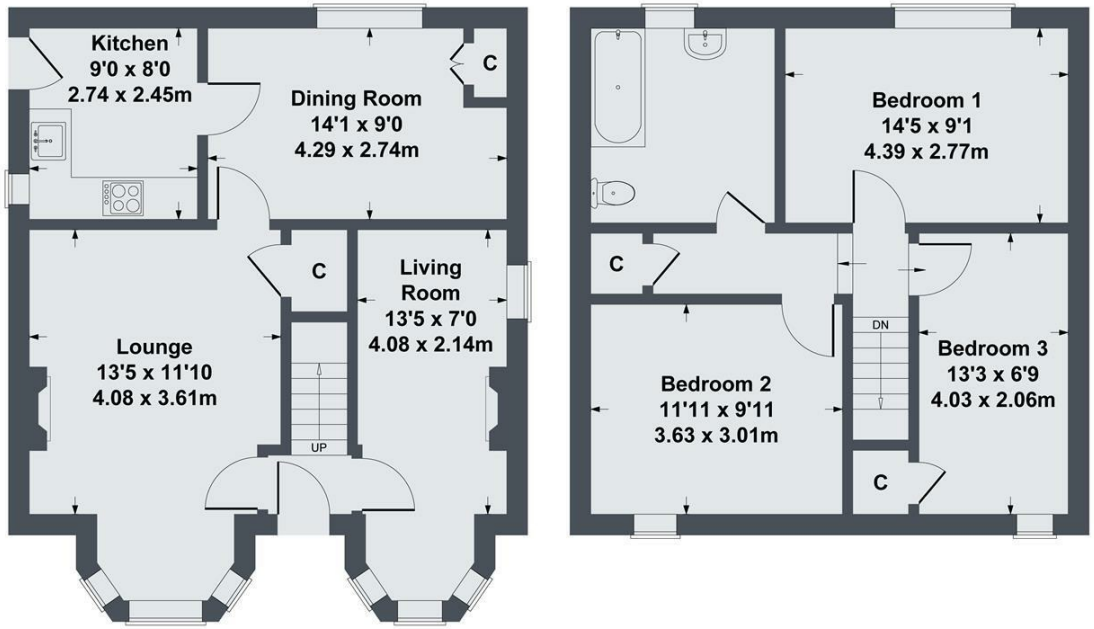




East Field House

Approximate Gross Internal Area

1066 sq ft - 99 sq m

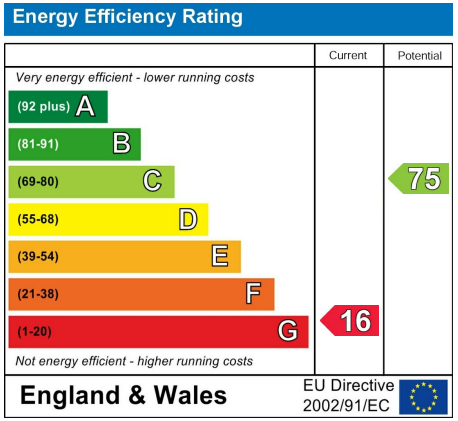


GROUND FLOOR **FIRST FLOOR**

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





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.