



Land and Buildings at Outhouse Farm
Redmarshall Road, Bishopton, Stockton on Tees, TS21 1EX

youngsRPS 

**Land and Buildings at
Outhouse Farm
Redmarshall Road
Bishopton
Stockton on Tees
TS21 1EX**

Guide Price £225,000

Outhouse Farm comprises a rural small holding extending to 1.12 hectares (2.76 acres) within a ring fence, sitting north of Redmarshall Road between Redmarshall and Bishopton. The property offers a number of buildings suitable for a variety of agricultural or equestrian uses and may provide a development opportunity, subject to obtaining the necessary planning consents.

- Rural situation
- Agricultural buildings suitable for a variety of uses
- Grazing paddocks
- For sale as a whole by Private Treaty

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Sedgefield Office 01740 622100



LOCATION

The property is located between Bishopton and Redmarshall on Redmarshall Road. Bishopton is a popular village with local amenities including primary school, church, village hall, and public house. It sits 6 miles north west of Stockton and Middlesbrough, 7 miles north east of Darlington and is within a group of neighbouring villages including Carlton, Redmarshall, Stillington, Great Stainton and Witton. It is well placed for access to the major arterial roads, A66, A19 and A1. Teesside Airport is within 7 miles from Bishopton and train stations are found at Yarm, Darlington and nearby towns.

DESCRIPTION

Outhouse Farm is a rural small holding extending to 1.12 hectares (2.76 acres) conveniently located on Redmarshall Road between Norton and Redmarshall, Stockton on Tees.

The buildings range in style and size and are appropriate for a variety of agricultural or equestrian uses and potentially could be suitable for development/planning permission subject to the relevant consent being given.

The buildings include a useful steel portal framed workshop building under a corrugated fibre cement sheeted roof with concrete floor and inspection pit, having previously been used as a commercial garage. There is a useful concrete yard area and a further steel portal framed building with concrete block walls under a corrugated fibre cement sheeted roof with concrete floor. This building houses 12 stables divided by concrete block walls and with sliding doors, each stable extends to 11.5 feet by 11.5 feet. The brick built traditional range is to the south side of the buildings and is accessed via the track leading off the farm drive. The traditional range of buildings provides a useful fold yard arrangement.

The paddock is located at the southern boundary and extends to approximately 1.24 acres. The area to the eastern boundary of the property extends to approximately 0.26 acres in total.

ACCESS

Access to the land and buildings is directly from the public highway (Redmarshall Road) with right of way across land in third party ownership before entering through gates to Outhouse Farm.

There is a similar agreement across the land in favour of the third party owner to access land to the west.

EASEMENTS AND WAYLEAVES

This property is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements, and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

MINERAL RIGHTS

Mineral rights are included as far as we are aware.

SPORTING RIGHTS

Sporting rights are in hand and are included within the freehold interest.

PUBLIC RIGHTS OF WAY

The property is not subject to any public rights of way.

PLANNING

Pre-application advice from Darlington Borough Council has been provided for the conversion of the former fold yard to one dwelling, a copy of which can be provided on request. Darlington Borough Council have noted concern over the entrance and further reports from a Traffic Consultant is recommended before any formal application is made.

CLAWBACK

The land and buildings are proposed not to be sold subject to a development clawback.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

COSTS

Each party is to bear their own costs.

TENURE

The land and buildings are available freehold with vacant possession upon completion.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

ACREAGES

The gross acreages have been assessed in accordance with Land Registry data and interested parties should satisfy themselves in this regard for their accuracy.

LOCAL AUTHORITY

Darlington Borough Council.

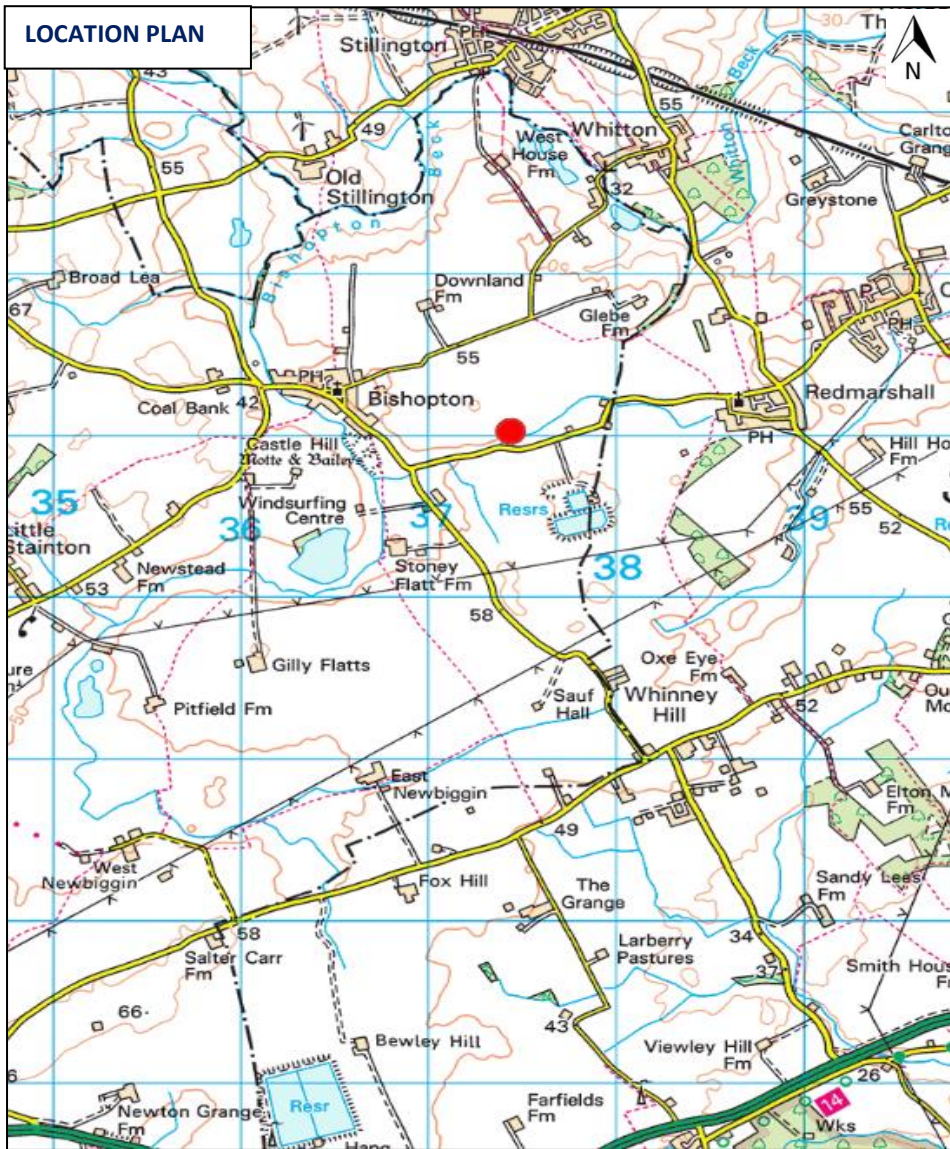
VIEWING

Viewing of the property is strictly by appointment only which can be made by contacting YoungsRPS, Sedgfield on 01740 622 100.

NOTES

Particulars prepared and photographs taken May 2024.





IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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