



RAINTON GRANGE STEADING, MIDDLE RANTON, HOUGHTON LE SPRING  
TYNE AND WEAR, DH4 6PL



# RAINTON GRANGE STEADING, MIDDLE RANTON

Rainton Grange Steading is a traditional farm steading in an excellent location, offering strong development potential. The site currently benefits from pre-application approval for the conversion of the stable block into two residential dwellings, while the wider steading provides further development opportunity and appeal, subject to the necessary planning permissions and consents.

- Traditional farm steading in a highly sought-after rural location with strong development appeal
- Pre-application approval in place for conversion of the stable block into two residential dwellings
- Significant additional development potential across the wider site, subject to necessary planning permissions and consents
- Flexible steading layout with substantial existing buildings and land offering a range of future residential or mixed-use opportunities

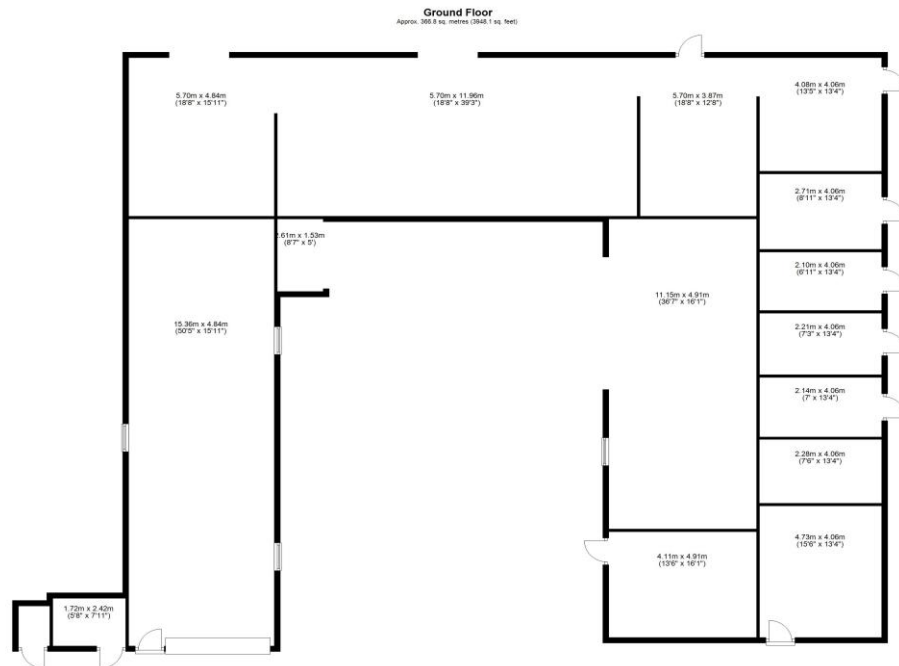
## GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

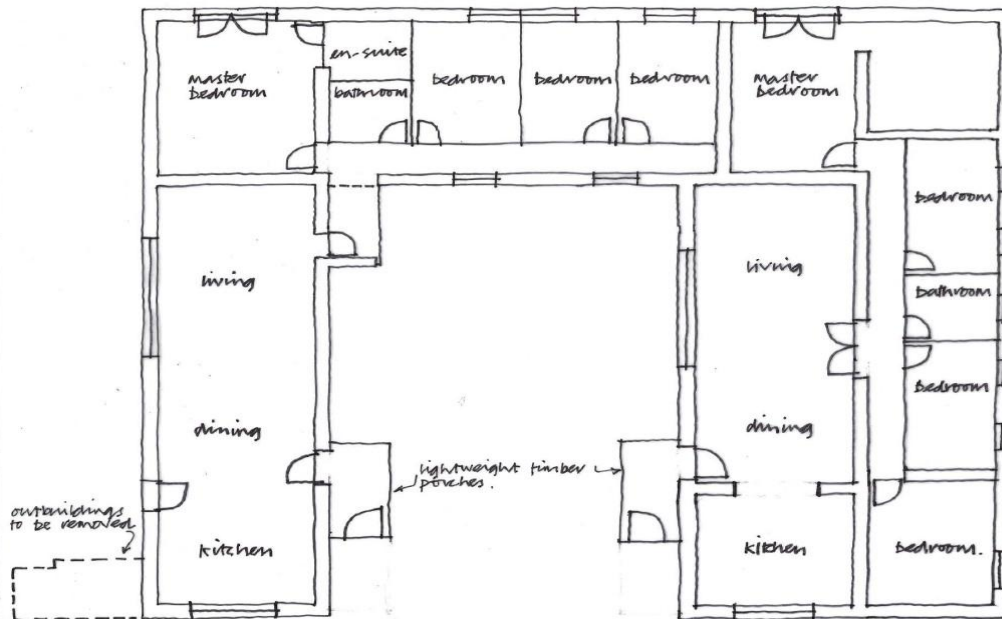
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Total area: approx. 366.8 sq. metres (3948.1 sq. feet)  
Rainton Grange Farm, Outbuildings, Houghton Le Spring



## DESCRIPTION

Pre- App approval has been sought with a favourable conclusion for the conversion of the stable into a pair of residential dwellings, while the wider site may offer further opportunities for development, subject to the necessary planning permissions and consents.

In total, Rainton Grange Steading extends to approximately 1.19 acres, with the traditional farm steading, sharing a picturesque and highly private setting whilst remaining exceptionally accessible.

Approached via a mature hedge-lined driveway leading to electric gates, this potential steading development immediately conveys a strong sense of privacy and seclusion. Beyond the gates, the driveway opens into an expansive hardstanding courtyard, with access into the steading yards available.

The stable block benefits from pre-app approval (ref: 24/00927/P13) for conversion into two separate residential dwellings, which presents a significant opportunity for further development or additional income potential.

In addition to the stable block, the steading includes substantial commercial-style outbuildings extending to approximately 440 sqm, 207 sqm and 63 sqm respectively, together with extensive hardstanding areas and a large lean-to vehicle storage shed.

These buildings offer excellent development opportunity as well as offering flexibility for a variety of uses, subject to any necessary consents.

## COUNCIL

Sunderland City Council

## RESTRICTIVE COVENANTS

The site is sold subject to an existing restriction limiting the total amount of future development permitted before an overage/clawback provision in favour of a previous landowner becomes applicable.





## **LOCATION**

Nestled between Durham, Sunderland and Newcastle upon Tyne, Middle Rainton is well regarded for its peaceful surroundings, open landscapes and strong commuter links.

The nearby villages of West Rainton and East Rainton provide everyday services including local shops, cafés, public houses, primary schools and community facilities. Larger retail, leisure and educational amenities can be found within easy reach in Durham City Centre, Sunderland and Houghton le Spring.

The site benefits from excellent transport connections. The A690 and A1(M) are both easily accessible, providing straightforward travel across the North East region. Durham railway station offers direct rail services to London, Newcastle, Edinburgh and other major UK cities.

## **SERVICES**

Mains electricity and water are connected. Private drainage would need to be installed.

## **REFERRALS**

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## **VIEWINGS**

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing.



George

Farm

Middle Rainton

[www.youngsrps.com](http://www.youngsrps.com)  
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