



LAND AND STABLES AT DALTON PIERCY
HARTLEPOOL, TS27 3HW

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The Land and Stables at Dalton Piercy comprises a fantastic, well maintained equestrian unit extending to 2.98 acres (1.21 hectares) situated south west of the village of Dalton Piercy. The grassland extends to approximately 2.51 acres with the remainder of the property contained within a large yard area with a stable block providing three stables, a tack room and separate feed store. Externally there is also a fantastic all weather arena measuring 20m x 40m. The property is readily accessed from the main road with a useful hardstanding entrance area providing ample off road parking for multiple vehicles.

- Extremely well maintained equestrian unit
- Stable block, tack room and feed store
- All weather arena
- Easily accessible
- Sub-divided into eight paddocks

GUIDE PRICE £170,000

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.



DESCRIPTION

The Land and Stables at Dalton Piercy comprises a fantastic, well maintained equestrian unit extending to 2.98 acres (1.21 hectares).

The property extends to 2.98 acres in total. The property has been extremely well maintained and is in an immaculate condition. On entering the property there is a useful area of hardstanding, providing ample offroad parking for multiple vehicles. There is a block built stable block with three stables, a tack room and a separate feed store. There is also an excellent all weather arena, built c. 2019 which measures 20m x 40m.

The stables measure as follows:

Stable One - 3.0m x 3.5m

Stable Two - 3.0m x 3.5m

Stable Three - 3.6m x 3.5m

Tack Room – 6.2m x 3.5m

Adjoining Feed Store - 3.6m x 3.4m

The grassland extends to 2.51 acres and provides excellent grazing land. The land is subdivided by post and rail fencing into eight useful paddocks. The paddocks also benefit from a mains water supply.

There is currently a storage container on site which will be removed prior to a sale.

LOCATION

The property is extremely accessible, being just 0.3 miles to the south west of the village of Dalton Piercy in County Durham. The property is less than 1 mile east of the A19 which provides excellent road links to the A689 at Wynyard and the A179 at Sheraton. The property is located near to Wynyard (6 miles south west) and Hartlepool (4 miles east).

ACCESS

The property is directly accessed via Dalton Back Lane. What3words - [///target.rungs.pumps](#).

TENURE

The property sold is freehold with vacant possession given upon completion.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, 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.

SERVICES

The property is served by mains electricity, mains water and there is a septic tank within the land.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

PLANNING

There are no outstanding planning consents held over the property. Any party interested in obtaining any form of planning consent must make their own independent enquiries with the relevant planning authorities.

MINERAL RIGHTS

Mineral rights excepted from the registered title.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data and interested parties should satisfy themselves in this regard.

BOUNDARY LIABILITIES

A plan showing the boundary liabilities can be provided by the selling agents upon request.

LEGAL FORMALITIES

Exchange of contracts shall take place as soon as possible and, in any event, no later than the expiry of 8 weeks from instructing solicitors, with completion 14 days thereafter.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Hartlepool Borough Council 01429 266522.

VIEWING

Viewing is strictly by appointment with the sole selling agent. Please contact the Sedgefield Office on 01740 622100 or lily.watkinson@youngsrps.com or emma.smith@youngsrps.com.

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.

NOTES

Particulars prepared & Photographs taken February 2026.

Land and Stables at Dalton Piercy



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