

FOR SALE

Residential Development Opportunity

Land and buildings at Windlestone Hall, Windlestone,
Ferryhill, DL17 0LX

- An extensive complex of land and buildings forming the gardens and stable buildings of the Windlestone Hall mansion house.
- A total of 25.4 acres (10.28 hectares) split over two parcels of land.
- Potential to convert the stable block and other buildings to residential accommodation (subject to planning).
- Situated just off the A689 approximately 3 miles East of Bishop Auckland.
- All enquiries.



Location

The property is situated just off the A689 in the village of Rushyford, County Durham approximately 3 miles east of Bishop Auckland, 12 miles northwest of Darlington and 12 miles southwest of Durham city centre. The property benefits from excellent transport links with the A689 providing direct access to Bishop Auckland in the west and junction 60 of the A1(M) in the east.

Description

The property comprises the access road, gardens and stables/ outbuildings of the Windlestone Hall mansion house. Parties are advised that Windlestone Hall is held on a separate title and is being marketed in isolation by a third party agent.

The stable block and clock tower are Grade II Listed and extend to approximately 4,171 sq ft (387.5 sq m). There are six brick built cottages to the North of the stable block which form the former staff living quarters.

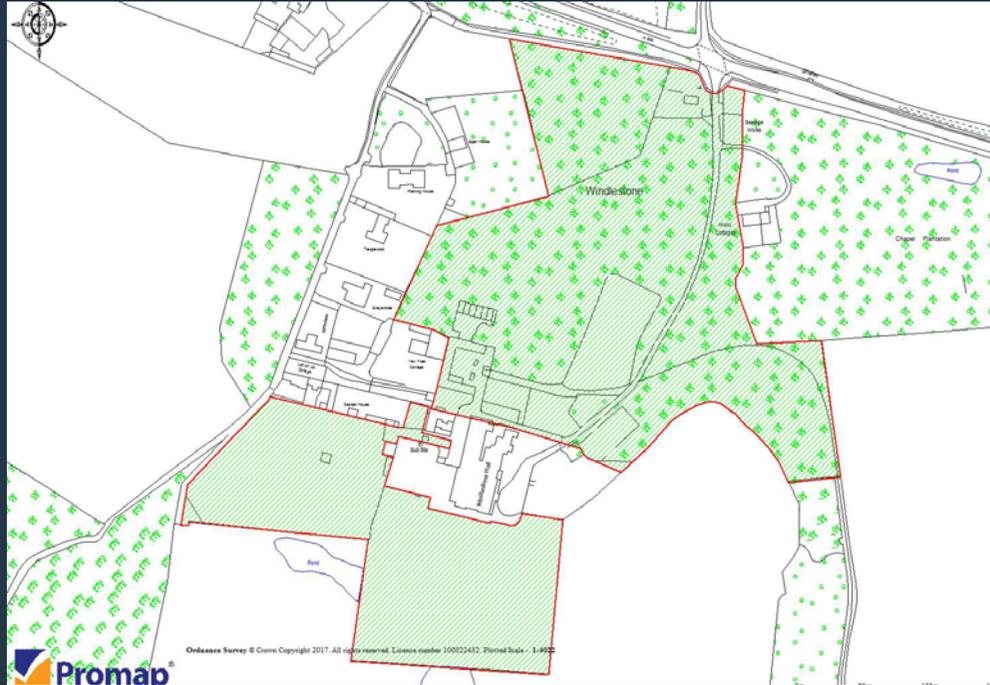
The site is of irregular shape and is split into two separate parcels divided by Windlestone Hall, 18.1 acres (7.33 hectares) to the North of the Hall and 7.3 acres (2.95 hectares) of pasture land to the south of the Hall. The land to the North of the Hall is a mixture of mature woodland and landscaped paddock land configured for equestrian uses. The below provides a split of the land.

Component	Area (acres)	Area (hectares)
Land to the North of the Hall (including stables, outbuildings and pasture land)	6	2.43
Land to the North of the Hall (Woodland)	12.1	4.90
Land to the South of the Hall	7.3	2.95
Total	25.4	10.28

Tenure

The property is held Freehold under Land Registry title number DU350636. The adjacent Windlestone Hall is held on a separate title (DU282704) and splits title DU350636 into two separate not adjoining parcels. The adjacent plan illustrates the boundaries of DU350636.

The Hall does not benefit from express rights of way over DU350636. The Southern portion of DU350636 does not benefit from express rights of way over DU282704.



For further information please contact:

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EPC

Available upon request.

Terms

All enquiries are invited for the Freehold interest DU350636 with the benefit of vacant possession.

On instructions from



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