



### Tenure

Freehold.

### Location

The property is located on the east side of Neasham Road to the south-west of the village of Middleton-St-George. Middleton-St-George lies approximately 1.5 miles away by road and offers local amenities together with rail links from Dinsdale Station to both Teesside and Darlington. Darlington, which offers a wide range of facilities and amenities, is only 6 miles to the west and is accessed via the A67.

### Description

The property comprises an imposing and attractive former country house which is currently arranged to provide a total of thirteen self-contained flats. The property sits within well tended grounds which extend to approximately 0.8 hectares (2 acres) and further benefits from two outbuildings as well as garaging and additional off-street parking. The two outbuildings are unrefurbished and uninhabitable.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.  
Site Area – 0.8 Hectares (2 Acres)

Apartment No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
<b>Main Building</b>				
Flats 1, 2, 7, 8, 9, 12, 14 & 17	N/A		Each subject to a long lease for a term of 999 years from July 2004 (thus having approximately 990 years unexpired)	Peppercorn
3	Ground	Two Bedrooms	Subject to an Assured Shorthold Tenancy for a term from 15th October 2012 (Holding over)	£6,000 p.a.
10	First	Two Bedrooms	Subject to an Assured Shorthold Tenancy for a term from 13th February 2010	£7,200 p.a.
11	First	One Bedroom	Subject to an Assured Shorthold Tenancy for a term from 24th October 2012	£5,700 p.a.
15	Second	Two Bedrooms	Vacant	–
16	Second	One Bedroom	Subject to an Assured Shorthold Tenancy for a term from 11th November 2009	£5,100 p.a.
<b>Outbuildings</b>				
4	Ground	Four Bedrooms	Vacant	–
5	Ground	Three Bedrooms	Vacant	–

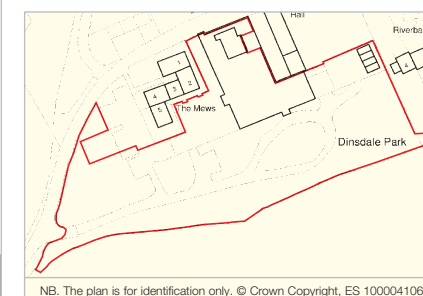
**Total £24,000 p.a.**

## Middleton-St-George 'Dinsdale Hall', Near Darlington, Co. Durham DL2 1UB

- **A Freehold Former Manor House occupying a Site extending to Approximately 0.8 Hectares (2 Acres)**
- **Arranged to provide Thirteen Self-Contained Flats**
- **Four Flats subject to Assured Shorthold Tenancies, One Flat Vacant, Eight Flats subject to Long Leases, Four Garages subject to Long Leases and Two Vacant Derelict Outbuildings**
- **Possible Redevelopment of Outbuildings subject to all necessary consents**
- **Total Current Rent Reserved**

**£24,000 per annum (equivalent) with One Flat and Outbuildings Vacant**

### BY ORDER OF RECEIVERS



### To View

Please Call: Joint Agent.

### Joint Agent

Messrs Smith Gore (Ref: Simon Bainbridge).  
Tel: 01325 462 966.  
Email: simon.bainbridge@smithgore.co.uk

### Seller's Solicitor

Messrs Irwin Mitchell LLP (Ref: Doug Robertson).  
Tel: 0870 1500 100.  
Email: doug.robertson@irwinmitchell.com

**INVESTMENT/PART VACANT –  
Freehold Buildings**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.