

Ferryhill

**“Windlestone Hall”,
Windlestone Park,
Windlestone,
Co Durham
DL17 0LX**

- **A Freehold Grade II Listed Former Country Manor House occupying a Site extending to Approximately 0.976 Hectares (2.411 Acres)**
- **Currently presented in Shell Condition**
- **Possible potential for Conversion of Existing to provide Flats/Hotel or Care Home Accommodation, subject to obtaining all necessary consents**

BY ORDER OF MORTGAGEES



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Eversheds Sutherland (International) LLP (Ref: K Shellem).
Email: nbt@eversheds.com

INVESTMENT – Freehold Manor House



Tenure

Freehold.

Location

The property is located on the south side of the A689, approximately 4.4 miles to the east of Bishop Auckland. The village of Coundon is approximately two miles to the west, offering some local shops and St Joseph's Primary School. The more extensive facilities of Bishop Auckland are available further to the west, providing a variety of shops, Bishop Auckland College, Bishop Auckland Hospital and Bishop Auckland Rail Station. The A1 Motorway is accessible 3.6 miles to the east.

Description

The property comprises a Grade II listed former manor house arranged over ground, first and second floors occupying a site extending to approximately 0.976 hectares (2.411 acres).

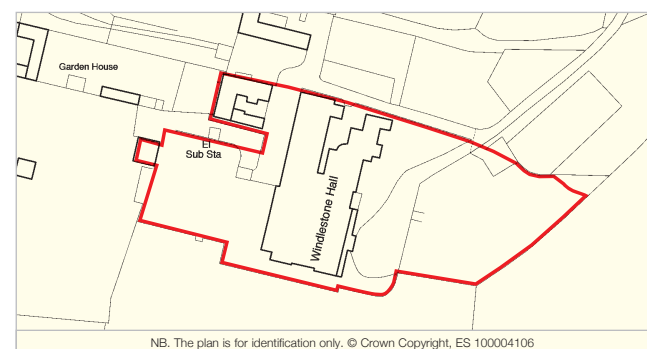
Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the mortgagee's Valuation Report. We are informed that the property provides:

Ground Floor – Twenty-Six Rooms, Kitchen, Utility Room

First Floor – Twenty-Seven Rooms, Two Bathrooms, Two WCs

Attic – Two Rooms



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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.