

# Shotton Hall

PETERLEE - DURHAM

*Development opportunity*

AN EXCELLENT OPPORTUNITY TO ACQUIRE A VACANT MID-18TH CENTURY COUNTRY HOUSE OCCUPYING A PROMINENT LOCATION ON THE GREEN OLD ROAD.



ON BEHALF OF PETERLEE TOWN COUNCIL



A rare opportunity to acquire a distinguished mid-18th century country house, beautifully situated in a prime location with stunning surroundings.

Shotton Hall

THE GREEN OLD, PETERLEE SR8 2PH



# *the* Opportunity Highlights

Shotton Hall offers a rare development opportunity, combining historic charm with significant development potential. Located in East Durham, with excellent access to major cities and the A19, the Grade II Protected Building is set within 17.5 acres of landscaped gardens. Its proximity to a new busy retail complex and stunning grounds, ideal for events and photography, make it a prime prospect for investors seeking refurbishment or redevelopment opportunities.



## LOCATION

Centrally positioned in East Durham with access to major nearby cities, including Newcastle and Durham, via the A19 Southbound. Surrounded by 17.5 acres of landscaped gardens and picturesque grounds.



## HISTORICAL SIGNIFICANCE

Grade II Protected Building, presenting a unique blend of historic charm and development appeal.



## EXCEPTIONAL SETTING

Offers beautifully landscaped gardens, formal terraces, wooded areas, and scenic vistas ideal for weddings, events and promotional opportunities.



## DEVELOPMENT POTENTIAL

Potential for refurbishment or redevelopment of the existing hall, function suites and garages in and around the property.



## EVENTS & HOSPITALITY POTENTIAL

With its grand function suites and picturesque grounds, Shotton Hall presents excellent opportunities for expanding events, weddings and hospitality services, capitalising on the property's appeal as a premier venue for special occasions.



## LOCAL AMENITIES

Adjacent to a brand new (Sept 2024) retail complex with established tenants including Sainsbury's, CVS Veterinary Services Domino's Pizza and EV charging, with room for future tenants and growth.

# the Location

Shotton Hall is located in East Durham on The Green Old Road, approximately 2 miles southwest of Peterlee Town Centre. Peterlee is predominantly a residential area, situated 24 miles southeast of Newcastle Upon Tyne, 16 miles north of Middlesbrough, 14 miles east of Durham and 64 miles North of York.

Connections from Passfield Way providing access directly to the A19 southbound, which is 200 meters west of Shotton Hall.

Located 1.4 miles from Shotton Hall, The Castle at Castle Eden offers woodland walks through the Castle Eden Dean National Nature Reserve, a beautiful natural area featuring streams and wildlife. The dene leads from The Castle all the way to Horden Beach. Within driving distance you can reach Hadrian's Wall, situated within the North Pennines Area of Outstanding Natural Beauty

## LOCAL AMENITIES

Adjacent to Shotton Hall, a new retail development has seen the establishment of seven new retail units, with Sainsbury's, CVS Veterinary Services, Domino's Pizza and Cooplands among the tenants as well as an EV charging station.



# the Travel Times



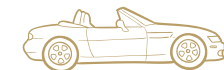
## LOCAL AIRPORTS

Newcastle Airport	30 miles	35 mins
Teesside Airport	25 miles	30 mins
Manchester Airport	140 miles	2h 15 mins
Leeds Bradford Airport	75 miles	1h 25 mins



## BY PUBLIC TRANSPORT

London	4hr 10mins
Durham	50 mins
Newcastle	1hr 15 mins
York	1hr 45 mins



## BY ROAD

London	5hr 20mins
Durham	25 mins
Newcastle	30 mins
York	1h 20 mins



# the Property



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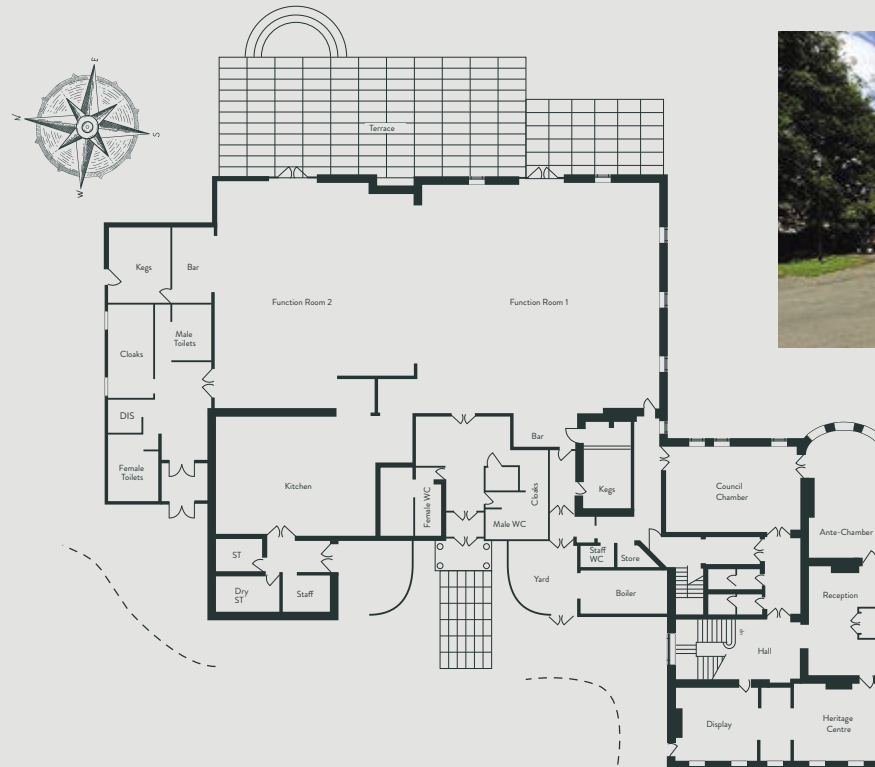
## HISTORIC IMPORTANCE

Shotton Hall, built in 1760, is a fine example of mid-18th century country architecture and one of the few remaining in the area. Originally commissioned by Elizabeth Thompson and Charles Branding, it was later enlarged in 1820. After being sold to the Shotton Coal Company in 1850, the Hall fell into neglect but was eventually restored when it became the headquarters of the Peterlee Development Corporation in 1950. Now a Grade II listed building, it serves as the offices of Peterlee Town Council, as well as a venue for weddings and conferences. Despite its many alterations, Shotton Hall retains its historical importance, including the presence of its fabled 'Grey Lady'.

DEVELOPMENT OPPORTUNITY -

# the Floorplans

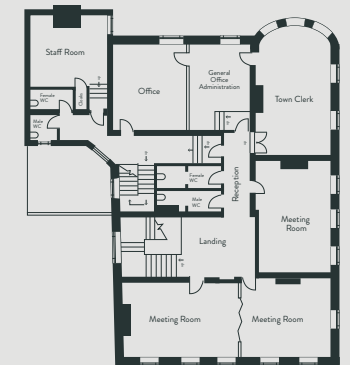
The property spans two floors with a versatile layout ideal for various uses. Providing circa 12,750 sqft, the ground floor includes two large function rooms with bars, cloakrooms, a terrace, a spacious kitchen, staff areas, restrooms, a heritage centre, reception, and council chamber. The first floor offers several meeting rooms, office spaces, and additional restrooms. The layout is well-suited for office, event, and community use. At the rear, there are single-storey garages with potential for refurbishment or redevelopment, offering further opportunity for enhancement.



GROUND FLOOR  
Not to scale



Garages to the rear of the property



FIRST FLOOR  
Not to scale

# *the* Grounds

Shotton Hall's extensive grounds offer stunning photo opportunities



A formal rose garden and planted beds.



A lake with an ornamental water feature.



Main entrance including a 170-meter sweeping driveway.



Entrances complete with porticos leading to formal lawned terraces with a Ha-Ha wall



Convenient on-site parking, providing easy access for guests and visitors



Mature wooded areas, home to a wide variety of native British birds.

## *the* Setting

Shotton Hall is nestled within 17.5 acres of beautifully landscaped gardens, offering a tranquil and picturesque setting perfect for a peaceful retreat. Surrounded by scenic countryside, it's an ideal base for exploring local nature walks such as the serene Castle Eden Dene, a stunning nature reserve known for its ancient woodland, wildlife, and streams.

Just a short distance away, visitors can enjoy the coastal beauty of Horden Beach, accessible via the Lime Kiln Gill walk. With charming local spots like the historic Castle at Castle Eden nearby, Shotton Hall's location is perfect for those seeking a relaxing stay immersed in nature and history.

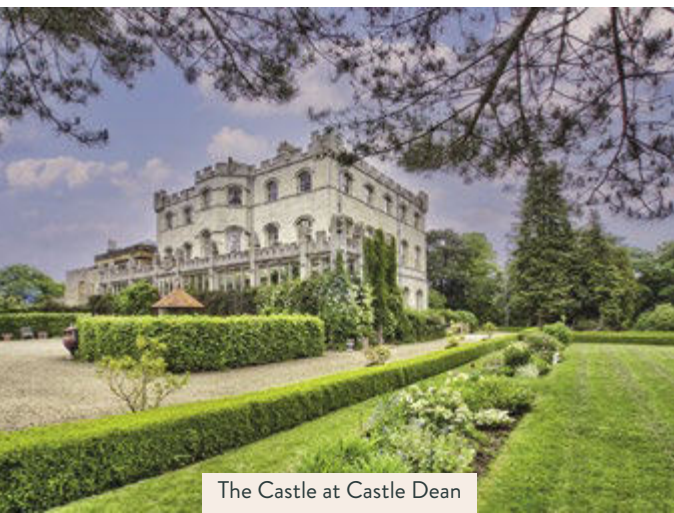
The vibrant city of Durham is just 14 miles away, offering a rich history with its iconic Durham Cathedral and Castle, both UNESCO World Heritage Sites. For coastal lovers, the charming seaside towns of Seaham and Hartlepool are within a short drive, boasting beautiful beaches, promenades, and the renowned Seaham Marina. Adventure seekers can also explore the picturesque North Pennines Area of Outstanding Natural Beauty, where you can visit Hadrian's Wall.

12 min drive to Horden Beach

8 min drive to Castle at Castle Eden

23 min drive to Durham Cathedral

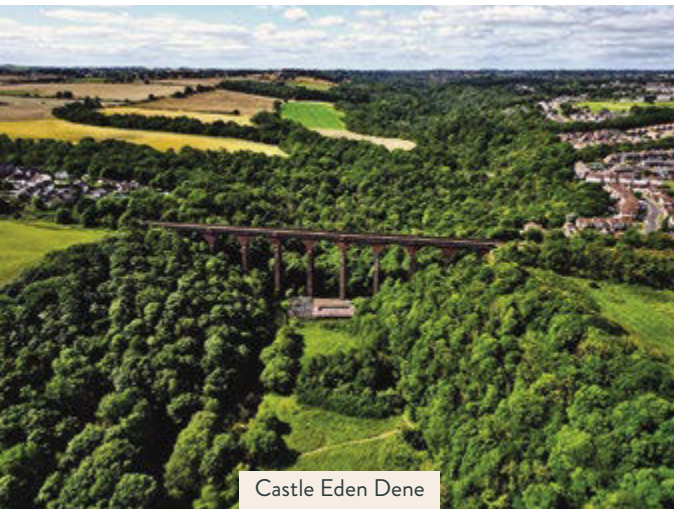
1h 14min drive to North Pennines  
Area of Outstanding Natural Beauty,  
where you can visit Hadrian's Wall



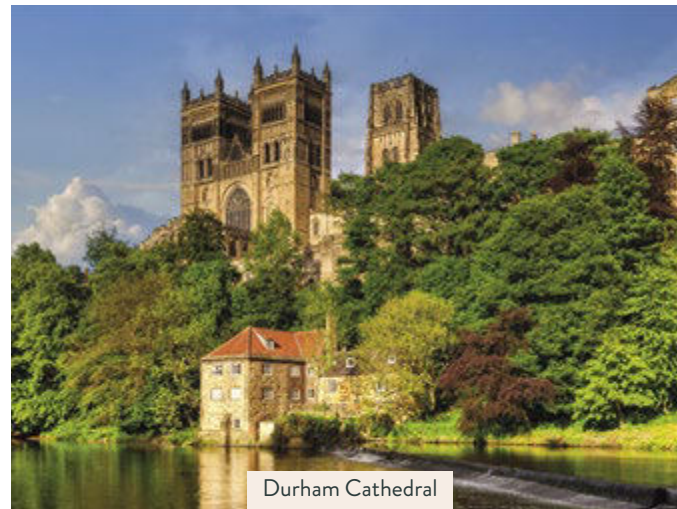
The Castle at Castle Dean



Local woodland walks



Castle Eden Dene



Durham Cathedral



Horden Beach



Hadrian's Wall

# *the* Proposal

After many years of service to Peterlee Town Council, it has been proposed to dispose of the whole site including all the buildings, land and lake alongside the mature woodlands surrounding this Grade II listed (in part) former manner house and wedding venue.

This site will be sold on a freehold basis with full vacant possession.

## THERE ARE MANY OPPORTUNITIES FOR ALTERNATIVE USES SUCH AS:

Boutique Hotel, Personal residence, Apartments, Spa, wedding location, Outdoor activity centre and other leisure uses and alternative business opportunities.

## OFFER & PROCEDURE

Align & Pattinson Chartered Surveyors are inviting offers by way of informal tender only, with submissions to be made no later than **1pm on Tuesday 15th October, 2024**. A pack containing a tender form and further information is available from the agents upon request.

## INFORMAL TENDER

The envelope with your submissions should be submitted to the correct address on the bid pro forma and not other name or markings (e.g. franking marks) indicating the identity of the sender.

## LEGAL COSTS

The successful chosen purchaser will be responsible for all the Councils Legal costs and Surveyors fees incurred in this transaction.



# *the* Contacts

If you would like to enquire about the availability and details for Shotton Hall as a development sale opportunity, please contact:

**align** Chartered  
Surveyors

07944 946030  
christopher.black@alignsurveyors.co.uk

**pattinson** P  
commercial & professional

07968 799734  
julie.anderson@pattinson.co.uk

## DISCLAIMER

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Designed by **MartinHopkins** 029 2046 1233 | studio@martinhopkins.co.uk | [martinhopkins.co.uk](http://martinhopkins.co.uk)

**Shotton  
Hall**

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