



WATLING
REAL ESTATE

For Sale

Howlish Hall, Howlish Lane, Bishop Auckland, Durham DL14 8ED

SUBSTANTIAL FREEHOLD FORMER NURSING HOME MEASURING 18,987 SQ FT WITHIN SITE THAT EXTENDS TO 2.37 ACRES

Highlights

- + Substantial Freehold former nursing home measuring 18,987 sq ft within site that extends to 2.37 acres
- + The property comprises a Grade II listed historic hall with modern extension
- + Provides 38 bedrooms, including 25 en-suite rooms and communal accommodation
- + Set within mature grounds and woodland surroundings
- + Attractive countryside settings with panoramic views
- + Benefits from a car parking area providing 25 spaces
- + Redevelopment potential subject to planning consent



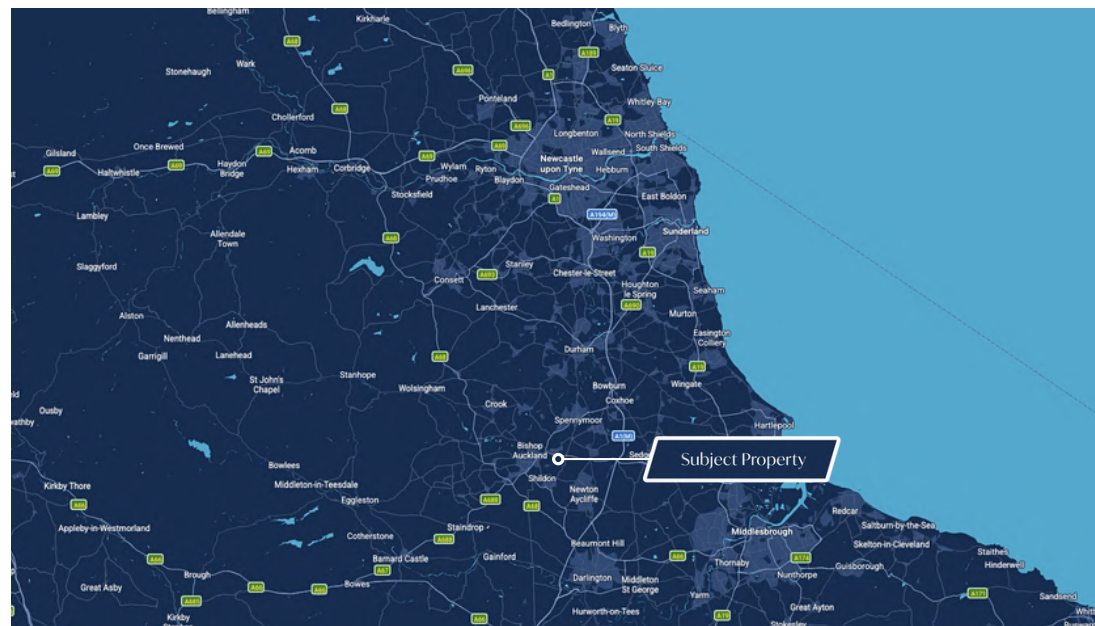
Location

Howlish Hall is situated within the hamlet of Howlish, in the stunning County Durham countryside, with the nearby towns of Bishop Auckland and Newton Aycliffe positioned only a short distance away. The surrounding area combines open agricultural land with established village communities, shaped by a rich industrial and coal mining heritage.

The locality is well known for its historical significance, including Auckland Palace in Bishop Auckland and the wider region's links to County Durham's long-standing mining history.

Howlish is well positioned for access across County Durham and the Tees Valley, with connections available via the A1(M) and A68, providing convenient routes towards Durham, Darlington, Newcastle upon Tyne and the wider North East. The historic city of Durham is within travelling distance and is internationally recognised for its UNESCO World Heritage Cathedral and Castle.

The surrounding Durham countryside provides a picturesque setting and offers a range of leisure opportunities, including walking and cycling, while retaining strong links to the area's historic significance.





Description

Howlish Hall comprises an impressive two-storey former care home extending to approximately 18,987 sq. ft, set within a substantial site of around 2.37 acres amidst attractive mature grounds and woodland surroundings.

The property offers a unique blend of historic character and modern accommodation, comprising two distinct elements. The original hall dates back to approximately 1700, with extensive additions made during the late 18th century. Complementing the historic accommodation is a substantial modern extension, completed in 2004 and opened in 2005.

The property benefits externally from approximately 25 on-site car parking spaces, together with several landscaped gardens and outdoor seating areas positioned within the grounds. Surrounded by mature woodland and open countryside, Howlish Hall enjoys exceptional panoramic views across the surrounding countryside.

Internally, the property provides 38 bedrooms, including 25 en-suite rooms, alongside a range of communal facilities. This includes two resident lounges, a dining room, commercial kitchen, communal bathroom and WC facilities, together with office accommodation and additional storage space within an attic area. The property further benefits from two passenger lifts, ensuring convenient access throughout the building.

The flexible layout provides extensive accommodation across both elements of the building, with a range of large open spaces suitable for a variety of alternative uses, subject to the necessary planning consent.



Planning

The original building is Grade II listed and benefits from an established planning history relating to its former residential care use.

Full planning permission for the property to operate as a residential care home was granted in 1976 (3/1976/0159), with further permission granted in 2004 for an extension to the building (3/2004/0630).



The Opportunity

Howlish Hall offers a rare opportunity to acquire a substantial landmark property with flexibility for a variety of alternative uses, subject to necessary planning consent. The property combines historic character with modern accommodation within a countryside setting, creating an exciting opportunity for occupiers and developers seeking long term potential.

Having most recently operated as a care home, the property offers a flexible configuration that could support a variety of future uses. This includes residential, care and specialist accommodation along with the potential to meet other occupier requirements. There is significant scope for redevelopment or variation of the existing building subject to planning and listed building considerations.

Offers

We are instructed to invite all offers for the freehold interest in the property.



Further Information

Title Information

The property is held freehold under title number DU363355.

Sale on Behalf of LPA Receivers

The property is offered for sale on behalf of Joint LPA Receivers. The Receivers offer no title or collateral warranties associated with this property or transaction.

EPC Rating

The property has an EPC rating of C, valid until 14 December 2032.

VAT

The Receivers reserve the right to charge VAT on the sale if applicable.



Further Information

Costs

Each party to be responsible for their own professional costs incurred in the transaction.

Viewings

By appointment with Watling Real Estate only.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers/ funders/ lessee.





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DATE

August 2026

Property Reference

223169

Subject to Contract

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