



Jackson-Stops
& Staff



SOCKBURN HALL

NEASHAM ♦ COUNTY DURHAM



SOCKBURN HALL

An historic Grade II* listed Jacobean style country house, together with a substantial stable block and an adjoining Grade I listed medieval church, in private gardens and grounds of approximately 14.7 acres (5.96 ha) adjoining the River Tees.



HISTORY

The present Sockburn Hall is a grand neo-Jacobean building built in 1834 replacing the long-lost Conyers' mansion, in the grounds of the earlier manor house and contains earthworks from its past. The property is steeped in history and is believed to be the place where bishops were consecrated, a dragon was killed and famous writers such as Wordsworth and Coleridge visited.

The previous manor house was occupied for many years by the Conyers family including, legend has it, Sir John Conyers who was the hero of the legend of the Sockburn Worm. Local traditions record that this terrible monster was slain by Sir John Conyers and for many years afterwards each new Prince Bishop of Durham, when first entering his bishopric, was presented with the sword that killed the worm, by the Lord of the Manor.

History states that the property was owned by the Conyers family since the 12th century. The Blckett family, who were industrialists from Newcastle, took over the Sockburn estate in the 17th century and the present property was built for Henry Collingwood Blckett in 1834.

All Saints' Church was in existence before the conquest and lies just a short distance to the south west of Sockburn Hall and was in use until 1838, when a new church was built at Girsby on the other side of the river. It was then allowed to go to ruin until more recently, when it was repaired and partially re-roofed in 1900.





THE PROPERTY

The property is comprised of the Grade II* listed Hall, which offers very sizable accommodation of approximately 22,000 sq ft and is arranged over three floors excluding the cellars. In addition to this, there is the Grade II listed Coach House which lies to the north west of the Hall and the Grade I listed church. Both the Hall and the Coach House are in a very poor condition and require extensive works to bring them back to their former glory. However, many of the internal period features still exist within the Hall including some fine stone and marble fireplaces, an impressive reception hall with a wide sweeping staircase and tall landing window rising to the galleried landing above, the original panelled doors, some ornate ceiling plasterwork and a dining room panelled with medieval oak chest panels.

GARDENS AND GROUNDS

This secluded property is located a couple of miles to the south of the village of Neasham and is approached via a public road, which in turn leads to a private road which Sockburn Hall enjoys full right-of-way across until you get to the wrought iron gates that access the Hall and church. The grounds extend to approximately 14.7 (5.96 ha) acres and are made up of formal gardens around the property, which lead down to the banks of the River Tees, together with an impressive lime tree avenue, former ornamental garden and a paddock.



LOCATION

The parish of Sockburn occupies a wonderful private position set on a peninsula formed by the long loop of the River Tees, which carries the historic County of Durham southwards deep into North Yorkshire. The Hall is set close to the southern tip where it is almost an island and it is an important place for Anglo-Saxon religious significances.

The nearby village of Neasham lies approximately 4 miles to the south of Darlington and includes a pub. A far wider selection of everyday amenities are available in Darlington, including the train station which offers direct access to the East Coast mainline making both London Kings Cross and Edinburgh easily accessible. The A1 is located just 8 miles to the west and offers quick access to the nearby commercial centres to the north and south and Durham Tees Valley Airport is only approximately 6 miles away which offers both domestic and international flights to many destinations.

It is ideally placed for access to some nearby highly regarded private and state schools including Barnard Castle, Polam Hall and Yarm School, as well as others slightly further afield. It is also well positioned for access to the stunning scenery in both the Yorkshire Dales and North York Moors National Parks.

DIRECTIONS

From the A1(m) take the Darlington turning onto the A66(m). Continue along here taking the bypass to the south of Darlington and at the 2nd roundabout, where you see the Darlington Rugby and Football Stadium on the left hand side, turn right signposted to Neasham. Continue into the village of Neasham, turning left at the T-junction and passing the Fox and Hounds pub on the right hand side, take the next turning on the right where you follow the road to the very end. Continue through the gate marked 'Private Road Access to Sockburn Hall Only' and continue along here until you arrive at the Hall.



PROPERTY INFORMATION

Property Address: Sockburn Hall, Sockburn Lane, Neasham, Darlington, DL2 1PH

Services: There is mains water and mains electricity connected to the Hall but are currently only functional in limited areas. Drainage is to a septic tank. There are no services connected to the church.

Local Authority: Darlington Borough Council
Tel: 01325 388088

Method of Sale: Sockburn Hall, The Stable Block and All Saints' Church are offered for sale as a whole by private treaty. We reserve the right to conclude the sale by any other means at our discretion. Offers for the property are to be submitted in writing for the whole, but they should also include separate amounts for 1) the hall and stable block and 2) the church.

The sale of the church is subject to a Pastoral (Church Buildings Disposal) Scheme, which involves the following:

(1) All offers received will be referred to the Diocesan Closed Churches Uses Committee (CCUC). While the CCUC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

(2) In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.

(3) Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

Covenants, Easements and Rights of Way: The property is sold subject to all covenants and rights of way, whether specifically mentioned in these particulars or not. Both Sockburn Hall and All Saints' Church enjoy a right of way over the road leading to the gates to the Hall. It should be noted that a right of way will be maintained for access to the church. Further information on this is available from the agent.

A copy of the covenants relating to the sale of the church and its site will be available from its sale solicitor who is -

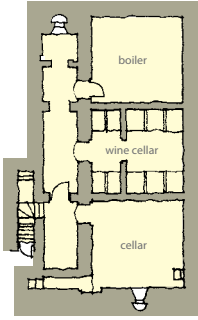
Ms H Monckton-Milnes
Smith Roddam Solicitors
56 North Bondgate
Bishop Auckland
DL14 7PG

Tel: (01388) 603073
E-mail: jj@smith-roddam.co.uk

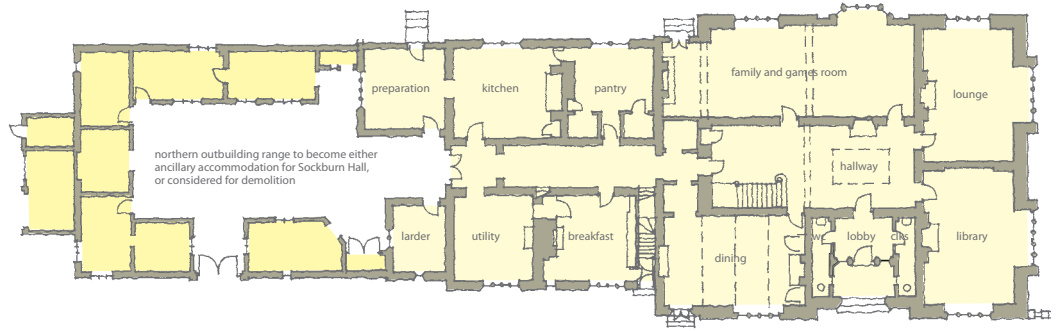
Viewing: Strictly by appointment only through Jackson-Stops & Staff Tel: 01904 625033.
No visits to the site will be accommodated without prior appointment through the agent.



FLOOR PLANS SHOWING PROPOSED ACCOMMODATION



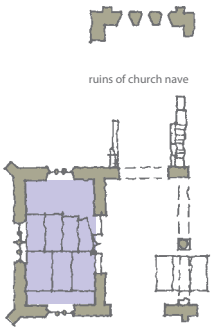
**Sockburn Hall
Basement**



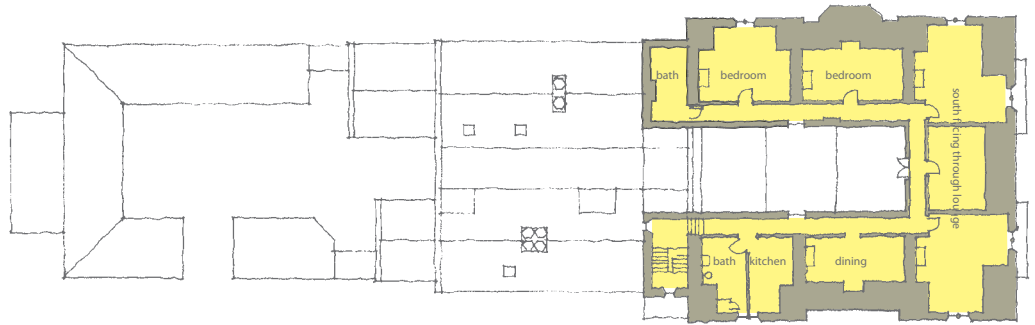
Sockburn Hall Ground Floor Layout Plan



Sockburn Hall First Floor Layout Plan

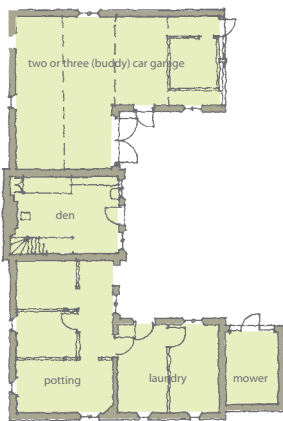


All Saints Church



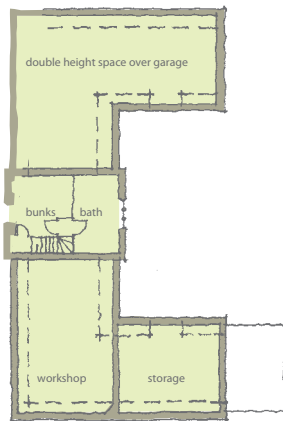
Sockburn Hall Second Floor Layout Plan

Sockburn Hall second floor to be either additional accommodation, or (as indicated) a 'teenager flat'



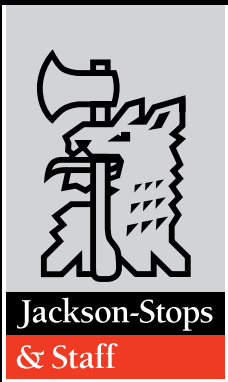
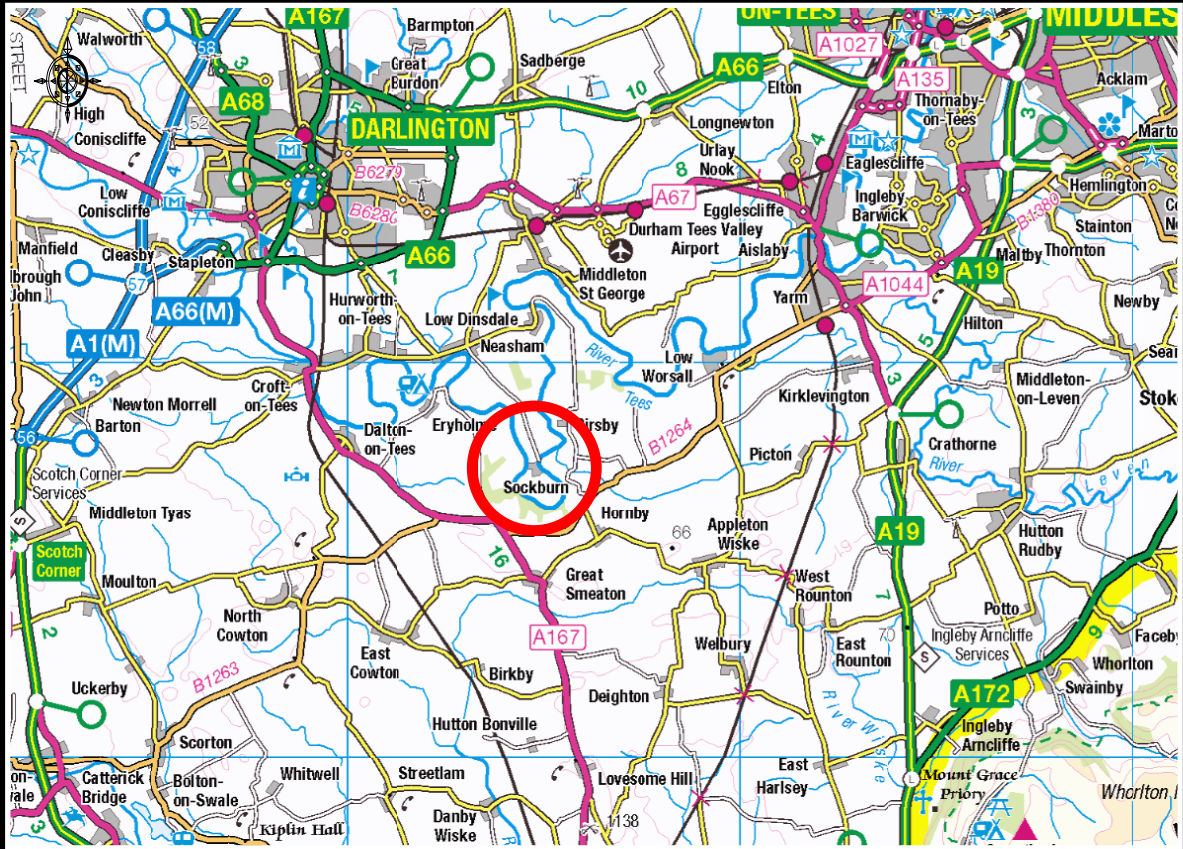
Coach House

Coach House to become ancillary accommodation to Sockburn Hall - den, laundry, garaging, workroom, gardening, storage and the like.



Floor plans kindly supplied by





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