

NEWHAM HALL

Newby, Middlesbrough

RobinJessop

GSC GRAYS

PROPERTY • ESTATES • LAND

NEWHAM HALL

NEWBY, MIDDLESBROUGH, TS8 9EA

"ONE OF TEESSIDE'S FINEST AND MOST HISTORIC HOUSES"

- Grade II Listed former Country House in a discrete and private setting previously used as offices and laboratories with a 3 bed second floor flat. Extending in all to approximately 14,552 sqft.
- An extensive range of traditional workshops/outbuildings with a floor area of circa 10,107 sqft, additional car port, timber storage shed and vehicle parking.
- Grade II Listed 2 bed Lodge House extending to approximately 947 sqft.
- Newham Hall offers immense potential to revert back to a stunning private residence or a variety of alternative uses subject to the necessary planning and statutory consents
- Attractive gardens and grounds including a grass paddock, orchard and pond
- In all approximately 2.41 hectares/5.96 acres

FOR SALE AS A WHOLE

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HISTORY

Newham Hall is a Grade II Listed former Country House built in the Jacobethan style and constructed in 1880 by Jack Mills the co-founder of Gjers Mills (Ayresome Ironworks) and one of the original Teesside "Iron Masters". The Hall is attributed to the architectural work of GG Hoskins and is built on the site of an earlier Manor House.

Jack Mills purchased the Newham Estate in 1874 and built the Hall to be an impressive family home from where he also administered his business affairs. As part of the development, he preserved part of the existing moat to form a pond and ha-ha feature along the southern boundary.

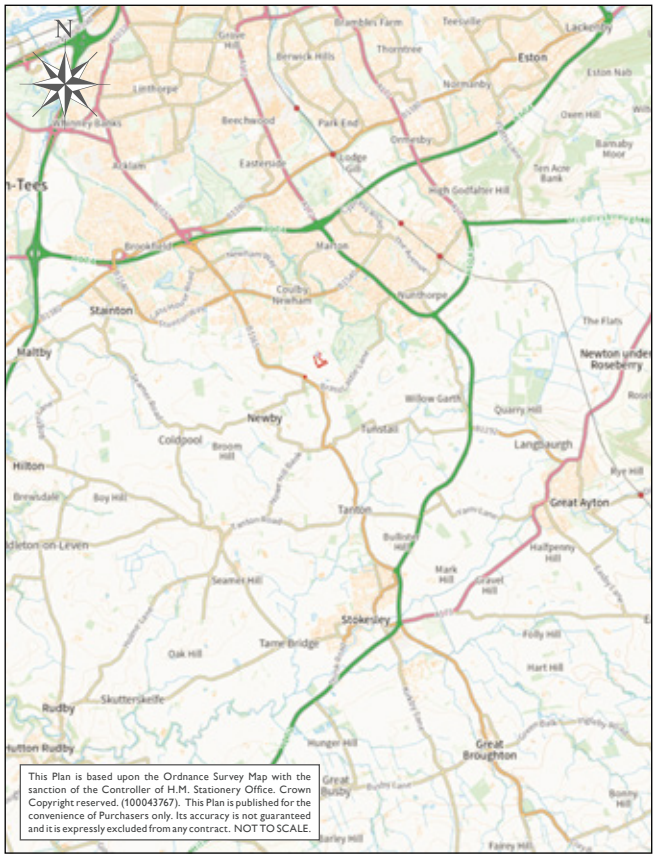
The property remained in the Mills family until 1952 when the Hall, adjacent Coach House and Stables were purchased by local businesses Ridsdale & Co Ltd and Bureau of Analysed Samples Ltd.

The Hall was used as the Company offices and laboratories and the Coach House and other outbuildings as light engineering workshops. Care has been taken to preserve the unique features within the Hall and grounds, and this was recognised when Newham Hall was included in the updated edition of Nikolaus Pevsner's North Riding of Yorkshire's Guide to the Buildings of England. The Guide believes the architect to have been G. G. Hoskins whose work included many outstanding buildings in the North of England including Middlesbrough Town Hall which was constructed at the same time as Newham Hall.

Adjacent to the Hall are a range of contemporaneous outbuildings and workshops including former stables (not specifically Listed).

The stone and slate two bed Lodge House at the entrance to Newham Hall also dates from 1880 and is Grade II Listed together with the gate, gate piers and walls.





SITUATION

Newham Hall is situated approximately 3.5 miles to the north of the highly sought after market town of Stokesley just to the south of the residential suburb of Coulby Newham and approximately 7 miles south of Middlesbrough Town Centre.

Brass Castle Lane is situated approximately 0.25 miles to the south east and is one of Teesside's most sought after and desirable residential addresses with Middlesbrough's popular adjoining parkland 18 hole golf course.

Newham Hall Lodge lies to the southern end of the private driveway leading to the Hall. The property has excellent access to the B1365 Coulby Newham to Stokesley Road and the commercial centres of the North East as well as York and Leeds, both within commuting distance.

There is a good range of shops and services in Stokesley which is only 3.5 miles away. Stokesley is an attractive market town through which flows the River Leven before it joins the River Tees at Yarm. The High Street is lined with shops and a variety of eateries and has well thought of Primary and Secondary Schools. The town also has a leisure centre with swimming pool, health centre, police and fire stations. There is a weekly market every Friday and a monthly Farmers' Market on the first Saturday of every month.

Darlington, Guisborough and Middlesbrough all have large retail parks and supermarkets. The nearest independent day school is Yarm School for boys and girls aged 3 to 18.

East Coast Mainline Rail services are available from Northallerton Station (18 miles) and Darlington (19 miles) with regular connections to London (about 2hr 20 mins). Teesside Airport is about 16 miles away.

The North York Moors National Park is within easy reach and offers a range of opportunities for walking, cycling and riding.







DESCRIPTION

Newham Hall

Newham Hall is an imposing and impressive Grade II Listed former Country House dating from 1880 and is one of Teesside's most important properties and the last of the original "Iron Masters" houses which remains intact and undeveloped.

Despite the Hall's position it occupies a discrete and private position in a highly accessible location close to all amenities. The Hall has been well maintained by the current owners and custodians since it was purchased in 1952. It is built in the Jacobethan style and constructed of stone walls with Ashlar quoin work and dressings under a pitched slate and lead roof and provides accommodation over 4 storeys including lower ground floor, ground floor, first and second floors with a 3 bed flat to the second floor accommodation. In all Newham Hall extends to approximately 14,552 sqft and offers a "blank canvas" for reconfiguring the layout and accommodation.

The Hall exhibits a number of fine architectural and period features and is embellished with a projecting 4 stage Tower and further projecting porch to the front approach as well as rounded arch, pilasters, cornice, parapet, ball finials, balustraded parapet surmounted by the arms and crest of the Mills Family, octagonal tower, stone mullion/sash windows and dormers with kneelers.

Internally the Hall depicts decorative ceiling cornicing/ frieze work with acanthus-enriched pulvinated frieze to the hall/ grand balustraded staircase, timber panelled walls, leaf moulded cornice work, parquet flooring, mullion/sash windows, Adam fireplaces and surrounds together with bespoke Gillow furniture and Adam style doorcases. The library, former drawing room and dining room/morning room are particularly attractive and well-proportioned rooms with views over the grounds and the adjacent parkland.





Newham Hall has served as Company Headquarters with office, lab space and workshops (Use Class E) and whilst this use is a possibility going forward the building could readily revert to its historic residential use either as a private residence (C3) or potential alternative uses including C1 Hotels, C2 Residential Institutions (Care Home), F1 Non Residential Institutions and F2 (subject to the necessary approvals).

Workshops/Outbuildings

Adjacent to the Hall are an extensive range of single storey brick and slate workshops/outbuildings with loft storage and later additions together with the former brick and slate stable block. The buildings extend in all to approximately 10,107 sqft and offer significant potential for conversion/ development subject to the necessary planning and statutory consents. The workshops benefit from oil fired central heating, mains water and electric (3 phase supply). There is also a 3 tonne SWL hoist still in situ.

Additional buildings include a brick and mono-pitch profile tin car port (14.10m x 5.21m) and a timber and felt storage shed (7.29m x 9.91m).

Gardens & Grounds

The Hall is discretely positioned at the end of a shared private driveway and avenue of oak, chestnut and lime trees and enjoys a high degree of privacy surrounded by lawn gardens and mature trees including specimen Red Woods, Lebanon Cedar, Holly, Yew, Pine and Ash. The property enjoys views towards the Cleveland Hills and Roseberry Topping in the distance. The gardens and grounds are a particular feature and include a "Ha Ha", pond and orchard together with an external retaining stone wall with balustraded parapet, elliptical headed niche and 2 flights of stone steps to the Hall.

The property benefits from extensive tarmac parking together with an adjacent post and rail grass paddock.

In all Newham Hall and Lodge extend to approximately 2.41 hectares/5.96 acres

Newham Hall Lodge

The Lodge dates from 1880 and is an attractive Grade II Listed detached stone and slate 2 bedroom property extending to approximately 947 sqft with adjacent garden and grounds at the entrance to Newham Hall. The Lodge is characterised by stone walls with Ashlar quoin work and dressings, stone copings and kneelers to the roof and mullion/sash windows. A particular feature is the chamfered mullion canted bay window with ribbed cyma-reversa swept lead roof.

Newham Hall Lodge requires modernisation and improvement.

Services

Newham Hall and Lodge are connected to mains electricity and water with drainage to private systems via septic tanks.

Heating to Newham Hall is provided by an Ideal Harrier GTS oil fired boiler supplied by two bunded polypropylene oil tanks (Atlas 2500 litre tanks). The Hall also benefits from a 3-phase electric supply, a backup diesel generator, Star Link internet connection, fire and security alarm systems. There is also a separate 2200 litre gas tank.

The workshops also benefit from mains electric (including 3 phase supply), water, private drainage, oil fired heating (Ideal GTS boiler) and security alarm system. The workshops



include hoists (3 tonne capacity) and a diesel generator providing a backup power supply.

Heating to Newham Hall Lodge is provided by a propane gas fired Worcester boiler supplied by a 1410 litre tank.

Please note that both the septic tanks may not meet current Environment Agency Discharge Regulations. Quotations for improving/replacing these septic tanks have been obtained from R A Dalton, Waste Water Specialists, Burtree Ford, Cowshill, Bishop Auckland, DL13 1DB. Tel: 01388 537030.

Copies of these quotations can be forwarded upon request from the Joint Selling Agents.

Council Tax & Business Rates

Newham Hall has a Rateable Value of £35,000.

Newham Hall Flat Council Tax Band A, £1,658 for the current year.

Newham Hall Lodge Council Tax Band C, £2,211 payable for the current financial year.

EPCs

Newham Hall. Band E, although Listed exemptions apply.

Newham Hall Lodge. Band G but Listed exemptions apply.

GENERAL INFORMATION

Method of Sale

Newham Hall and Lodge are offered for sale as described within these sale particulars and will be sold by private treaty as a whole.

All potential purchasers are advised to register their interest with the Joint Selling Agents so that they can be advised as to how the sale will be concluded.

Planning & Designations

Planning policies are contained within the Middlesbrough Local Statutory Development Plan including the Housing Local Plan adopted in 2014, Core Strategy Development Plan (DPD) adopted 2008 and Middlesbrough Local Plan 1999.

Middlesbrough Council have submitted a Publication Local Plan (2022-2041) to the Secretary of State for Housing, Communities and Local Government.

Newham Hall and the external retaining wall and steps are Grade II Listed by English Heritage.

Newham Hall Lodge together with the entrance gate, piers and wall are also Grade II Listed. The Hall and gardens are outside any prescribed land uses or allocations although the adjacent parkland is identified as Protected Open Space.

Newham Hall is deemed to fall within Use Class E with the flat and lodge being Use Class C3 (residential). There is no recent planning history to the property and the Hall together with the workshops and outbuildings offer a range of potential alternative uses and development opportunities subject to the necessary planning and statutory consents including residential (C3) C1 Hotel, C2 Residential Institution, F1 Non Residential Institution and F2.

A planning overview and pre-application submission has been undertaken by ELG Planning. Further details are available from the Joint Selling Agents.

Boundaries
The Vendor will only sell such interests as they have in the boundary fences, walls and hedges. The boundary liabilities will be delineated on the transfer plan by "T Marks" in accordance with the information we have been provided.

Local Authority
Middlesbrough House, 50 Corporation Road,
Middlesbrough, TS1 2RH - T: 01642 245432

Sporting & Mineral Rights
The sporting rights and mineral rights are in hand, in so far as they are owned.

Fixtures & Fittings
Unless specifically mentioned, items not identified in the sale particulars are specifically excluded from the sale. Certain items of furniture and other chattels, however, may be available be separate negotiation. Further details are available from the Joint Selling Agents.

Asbestos
An asbestos survey of Newham Hall and the Workshop/ Outbuildings has been undertaken by AAS, and the presence of asbestos has been identified. A program of licensed asbestos removal has been conducted but some asbestos still remains in-situ.

Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos Regulations 2012 and to seek professional advice as to the future management of this material. Prospective purchasers may consider it prudent to have their own asbestos survey undertaken.

Employees
There are two employees, but it is intended that all contracts of employment will come to an end on completion of the sale. Purchasers interested in discussing the re-employment of any staff should direct their enquiries to the Joint Selling Agents.

Easements, Wayleaves & Rights of Way
The property is sold subject to and with the benefit of all rights of way, whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not. Specific rights of way include:

1. Rights of access over the lane shared with Newham Hall Farm.

2. Rights of access over the driveway from Newham Lodge through the Park.

Tenure
The property is registered with HM Land Registry under Title Numbers CE216555, CE239663 and CE216556.

The area shaded blue on the site plan is subject to a Possessory Title.

Newham Hall and Lodge are to be sold Freehold with vacant possession on legal completion.

Tenant Right/Capital Allowances
There is not expected to be any Tenant Right or Capital Allowances in relation to this sale.

Data Room
Further information on specific elements of the property will be available online to those who have viewed. Details on how to access the data room are available from the Joint Selling Agents.

Solicitors
Knights, Lakeside House, Kingfisher Way,
Stockton on Tees, TS18 3NB

Christopher Todd acting
T: 01642 636500
E: christopher.todd@knightsplc.com

Apportionments
The Business Rates, Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.





Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property.

An administrative fee of £37.50 Plus VAT per person will be charged to cover the cost of the necessary verification checks.

Directions

From Stokesley take the B1365 through Tanton towards Coulby Newham. The Lodge House is at the entrance to the park off the B1365 and is the first right after passing Brass Castle Lane. There is a secondary access to Newham Hall for commercial purposes/deliveries shared with Newham Hall Farm. The B1365 connects to the A174 and in turn with the A19 and the wider road network.

what3words: ///punchy.dent.stores
Postcode: TS8 9EA

Viewing appointments

Strictly by appointment with the Joint Selling Agents who will accompany all visitors. If you would like to book an appointment to visit, it would be appreciated if as much notice as possible can be given to ensure that access can be arranged in good time.

We request all parties are as vigilant as possible when making your inspection, for your own personal safety.

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

CONDITIONS OF SALE

Purchase Price & Deposit

Upon exchange of contracts, a deposit of 10 percent of the purchase price will be paid with the balance due on completion. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their Agents.

Disputes

Should any discrepancies arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision as experts will be final.

Plans, Areas And Schedules

These are based on the Ordnance Survey, LandApp and Estate records and are for reference only. They have been carefully checked by the Joint Selling Agents, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale, nor does it entitle either party to compensation in respect thereof.





GROUND FLOOR



FIRST FLOOR

Newham Hall

Approximate Gross Internal Area

14552 sq ft - 1352 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

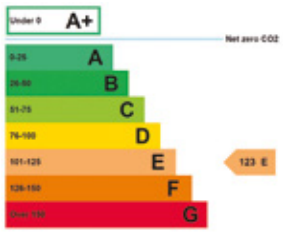
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SECOND FLOOR



THIRD FLOOR



Newham Hall Outbuildings

Approximate Gross Internal Area
10107 sq ft - 939 sq m
(Excluding Courtyard)



GARAGE/OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Newham Hall Lodge

Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Disclaimer Notice - Please Read: GSC Grays and Robin Jessop gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: June 2026. Photographs taken: June 2026.

