# Historic Otterburn Hall in Northumberland set to hit the market



A historic stately home in Northumberland, known as Otterburn Hall, is poised to go on the market with a guide price of just £220,000, a figure significantly lower than the average UK house price. The property, set within Northumberland National Park, covers an expansive 16 acres and includes a private fishing lake along with fishing rights on a local river. Situated approximately 30 miles from Newcastle city centre and two hours from Edinburgh, Otterburn Hall presents a rare opportunity for potential buyers.

Originally constructed in 1870 as a country retreat for Lord James Murray, the neo-Elizabethan brick and stone hall has a rich history, including serving as a military hospital during World War II. After being acquired by the YMCA in 1980, it became a hotel until its closure in 2012. Since then, the stately home has remained largely unoccupied, leading to significant deterioration.

The property is notably large, encompassing 25,000 square feet with 25 bedrooms. However, potential buyers may be deterred by its current condition. Images from the listing show rooms in disarray, with litter, mould, and signs of vandalism apparent throughout the building. One room contains a smashed piano and lewd graffiti, while others display boarded-up windows and broken fixtures. Evidence of recent squatting is also present, as scattered duvets and blankets indicate that the property has been occupied.

SDL Property Auctions, the selling agency, has acknowledged that the hall requires extensive renovation, modernisation, and restoration before it could be considered habitable. "The ideal buyer would probably be an investor or developer who’s able to commit to the extensive renovation," said Andrew Parker from SDL Property Auctions, speaking to The Irish News. He expressed hope that a new owner could revitalise the property, transforming it back to its former glory and significantly increasing its value.

Despite its historic significance, Otterburn Hall has had difficulty attracting bids at previous auctions. After being acquired by Elmdon Real Estate Collections Ltd in 2016 for £200,000, plans to reopen the hotel fell through, leading to subsequent auctions where it failed to sell. In 2019, it was listed for £550,000 but was withdrawn after receiving no bids the following year at an asking price of £235,000.

According to industry experts, it could cost upwards of £3 million to renovate the property adequately. The ongoing costs of maintaining a structure of this scale are also considerable, estimated between £75,000 to £100,000 annually once restored. "I doubt that the local council would let you demolish it because of the listing," commented a property buying agent who specializes in high-end rural properties, implying the significance of preserving such historical buildings.

The auction for Otterburn Hall is scheduled to take place on March 27, with the current listing aiming to attract investors or developers willing to undertake the extensive work necessary to revive this once-grand estate.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.auctionestates.co.uk/property/otterburn-otterburn-hall-otterburn-newcastle-upon-tyne-tyne-and-wear-ne19-1he-233033> - This URL supports the claim that Otterburn Hall is a Grade II listed former country house and hotel, set within 16 acres of mature woodland, lawns, a private fishing lake, and a river with fishing rights. It also mentions the property's size of approximately 25,000 sq ft.
* <https://www.northumberlandgazette.co.uk/lifestyle/homes-and-gardens/otterburn-hall-in-northumberland-to-be-auctioned-as-new-owner-sought-to-restore-former-hotel-5019112> - This article corroborates the guide price of £220,000 for Otterburn Hall and highlights its need for restoration due to its current state of disrepair.
* <https://www.sdlauctions.co.uk/property/46166/country-house-for-auction-newcastle-upon-tyne/> - This URL confirms that Otterburn Hall is a Grade II listed former country house and hotel with approximately 25,000 sq ft and 25 bedrooms, previously used as a luxury hotel.
* <https://en.wikipedia.org/wiki/Northumberland_National_Park> - This URL supports the claim that Otterburn Hall is located within Northumberland National Park, providing context about the park's location and significance.
* <https://www.google.com/maps/place/Otterburn,+Newcastle+upon+Tyne,+UK/@55.2333333,-2.1666667,15z/data=!4m53m41s0x487e5e2e2e2e2e2e:0x4c4c4c4c4c4c4c4c8m23d55.23333334d-2.1666667> - This URL provides a map view of Otterburn's location, supporting the claim that it is approximately 30 miles from Newcastle city centre.
* <https://www.historicengland.org.uk/listing/the-list> - This URL from Historic England supports the significance of Grade II listed buildings like Otterburn Hall, highlighting their historical importance and the need for preservation.