

RESIDENTIAL DEVELOPMENT OPPORTUNITY

41 Jesmond Vale, Heaton, Newcastle upon Tyne, NE2 1PG

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential Development Opportunity
- Site Area: 0.56 acres (0.22 hectares)
- Freehold
- Popular, Residential Location
- Planning permission granted for development of 20no apartments

Offers over £1,000,000

FOR SALE – Residential Development Opportunity

41 Jesmond Vale, Heaton, Newcastle upon Tyne, NE2 1PG

OPPORTUNITY

Bradley Hall is delighted to be appointed to market this residential development opportunity at the 41 Jesmond Vale, Heaton, Newcastle upon Tyne, NE2 1PG

LOCATION

The subject property is located on Jesmond Vale in South Heaton, Newcastle upon Tyne. The property is located in a predominantly residential location next to Ouse Burn and Heaton Park which are local attractions.

The property is within close proximity to local amenities and schools including St Catherine’s Catholic Primary School and Newcastle High School For Girls, other amenities include Blue Bell pub and Sid’s Corner Shop.

The property is easily accessible by road and public transport links with a bus stop outside of the property and road links include the A1058 (Coast Road) just 0.5 miles away.



Local Schools:
 Hotspur Primary School (Ofsted: Good)
 Chillingham Road Primary School (Ofsted: Good)
 Northern Counties School (Ofsted: Good)



A1058 (Coast Road): 0.5 miles
 A167 (M): 0.8 miles
 A193: 0.7 miles



Byker Metro Station: 1 mile
 Manors Metro Station: 0.9 miles
 Bus stop outside of the property

DESCRIPTION

The subject property comprises a former Symphonic Hall, which is a detached, roadside building.

PLANNING PERMISSION

The site benefits from planning permission for the conversion of the property into a single structure with a total of 20 one, two and three bedroom apartments and associated car parking.

Further information can be sought at Newcastle City Council's planning portal using reference 2019/0485/01/DET.

The site may be suitable for alternative development and our Planning and Development team would be delighted to assist with the process involved in designing an alternative scheme.

SERVICES

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.



TENURE

The site is sold freehold with vacant possession.

TERMS

We are instructed to seek offers over £1,000,000 (One Million Pounds). Offers must be submitted in writing to the sole agent and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Offers must be submitted to our office at 1 Hood Street, Newcastle upon Tyne, NE1 6JQ. A closing date may be set subject to interest levels.

The client is not obliged to accept the highest or indeed any offer.

Each party is to bear their own legal costs involved in the transaction.

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

Tel: 01642 265 300

Email: callum.armstrong@bradleyhall.co.uk

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ