

For Sale

Development Opportunity, STP

1.816 acres (0.735 hectares)

Front Street
North View
Whickham
Newcastle upon Tyne
NE16 4AY

Certified B Corporation

Sanderson Weatherall

Key points

- Development Opportunity (Subject to Planning)
- Site Area: 1.816 acres (0.735 hectares)
- Asking Price: Offers Invited
- Subject to Contract

Description

The available property consists of two large plots which present an excellent development opportunity, subject to planning. There are numerous buildings located across the two plots which have formerly been used for education purposes.

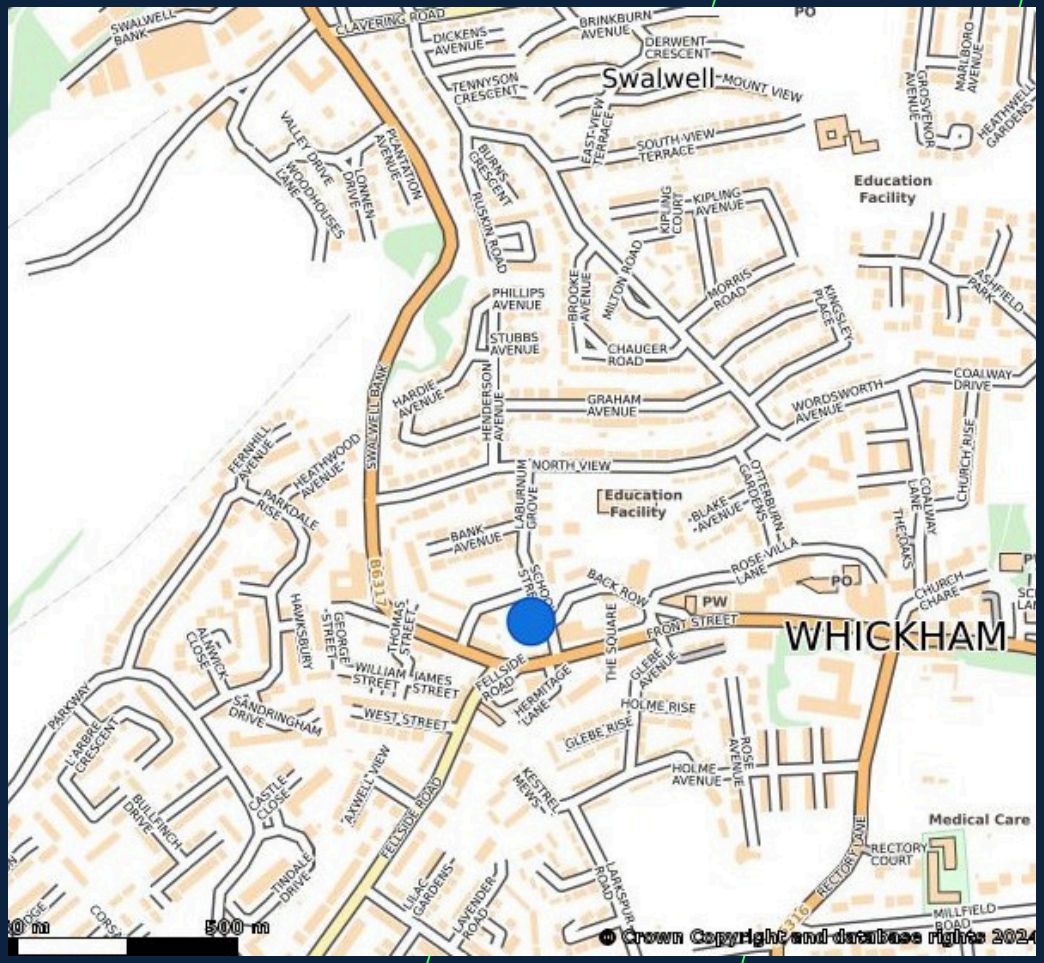
The northern site which benefits from direct frontage onto Front Street, is home to the original 1907 school. This is a red brick building with a slate covered timber framed pitched roof. The property benefits from delightful timber framed sash windows throughout. The southern site has a number of newer low level buildings with the site suitable for clearance and redevelopment.



Location

School Street in Whickham, Tyne and Wear, is a small residential street located in a suburban area of Whickham, an affluent village near Newcastle upon Tyne. The street is close to Whickham's central area, known for its local amenities, shops, and schools. The street itself is lined with traditional terraced houses and is characterized by its quiet, close-knit community feel.

Whickham is well connected to nearby urban areas, with access to public transport and road networks. School Street is a short walk from local parks, such as Chase Park, and offers easy access to Whickham's historic parish church, St. Mary's. The area is popular with families due to its proximity to schools and green spaces, providing a pleasant mix of suburban tranquillity and access to the amenities of nearby Newcastle.



Site Area

We understand from ordnance survey that the site provides the following gross areas:

Description	Acres	Hectares
North Site	0.792	0.321
Souh Site	1.024	0.414
Site Area	**1.816**	**0.735**

Conditions

The property has been disused for many years and, as such, the internal condition of the property is in significant disrepair. Interested parties should work on the basis of a full refurbishment, or indeed a redevelop of the site. In either instance, the property is in need of significant investment.

Purchasers should undertake their own investigations into the suitability of the ground conditions for redevelopment.

Offers

Offers are invited for the benefit of the freehold of the land and should be sent to:

Sanderson Weatherall, 4th Floor Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ For the attention of Kevin McGorie.

Offers to be received by no later than 12 Noon on Friday 15 January 2027.

Please note that our clients are not obliged to accept the highest or any offer without prejudice and subject to contract.

PLEASE NOTE ALL BIDS SHOULD BE SUBMITTED IN THE PERSCRIBED BIDDING ENVELOPE TO BE PROVIDED BY SANDERSON WEATHERALL. BIDS WHICH ARE NOT RECEIVED IN THE PERSCRIBED ENVELOPE MAY BE DISCOUNTED.

IF BIDDING PLEASE REQUEST A LABELLED ENVELOPE FROM THE COMMERCIAL AGENCY TEAM AT SANDERSON WEATHERALL.

EPC

The Energy Performance Asset Rating is Band D (80). A full copy of the EPC is available upon request if required.



Services

We understand all mains services are available on or adjacent to the site. It is the responsibility of the purchaser to determine the exact position of existing services and arrange for any modification/connection of these to the development in consultation with the relevant service providers.

Planning

The Council offers a dedicated pre-application advice service providing advice aimed at helping submit a complete and accurate planning application which complies with the relevant plans, policies and guidance. If you require further information on the pre-application procedure please e-mail: enquiriesdevcon@gateshead.gov.uk

The development Framework document is available to interested parties upon request. The site will be subject to a Community Infrastructure Levy (CIL). Link included for information: Implementation of the Community Infrastructure Levy (CIL) - Gateshead Council

The Freedom of Information Act

The contracting Council is subject to the provisions of the Freedom of Information Act 2000. As part of the Council's duties under the Act, it may be required to disclose information forming part of your offer/bid/ tender or proposal to a third party upon reasonable request. If you consider that any of the information provided in your offer/ bid/ tender or proposal is commercially sensitive (meaning it could reasonably cause prejudice to your organisation if disclosed to a third party) then it should be clearly marked on each sheet or the cover sheet or labelled as "Not for disclosure to third parties" in your offer/ bid/ tender or proposal together with valid reasons in support of the information being exempt from disclosure under the Act. The Council will endeavour to consult with you and have regard to your comments and any objections before it releases any information to a third party under the Act. However, the Council cannot be held liable for any loss or prejudice caused by the disclosure of information that has not been clearly marked as "Not for disclosure to third parties" or where no reasons are provided to support a request to withhold its disclosure.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser. source of funding will be required from the successful tenant.

VAT & Legal Costs

All references to price or premium are deemed to be exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

The purchaser will be responsible for any legal fees/professional fees/architect fees/investigation fees together with any VAT thereon incurred in the preparation/offer/acquisition of the site.

The purchaser will also be responsible for the vendor's legal costs incurred in the preparation and completion of the sale together with any VAT thereon. The vendors legal fees will be calculated at a cost of £142.80 per hour.





GROUND FLOOR PLAN.

BASEMENT PLAN.

Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole selling agents:

Kevin McGorie
07901 710 671
kevin.mcgorie@sw.co.uk

Amy Lamming
07561 710 960
amy.lamming@sw.co.uk



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