

# for sale



*The industrial property specialists*

On the instructions of the sole Liquidator of Rolamgold Ltd

## **FORMER ADEY GARDENS CARE HOME SOUTH STREET NEWBOTTLE HOUGHTON LE SPRING TYNE & WEAR DH4 4EH**



- **FORMER 37 BED, TWO STOREY CARE HOME WITH ADDITIONAL LAND**
- **GIA : 1,406.87 M<sup>2</sup> (15,144 SQ FT)**
- **TOTAL SITE AREA : 0.50 HECTARES (1.24 ACRES) OR THEREABOUTS**
- **AVAILABLE IN PART OR WHOLE**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING**
- **OFFERS INVITED FOR THE FREEHOLD INTEREST**

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





## LOCATION

The site and premises are located on South Street, Newbottle, Houghton Le Spring.

South Street is one of the main roads giving access through Newbottle, which in turn leads to A690 or Houghton Le Spring via Coaley lane / Sedgeleth Road.

Newbottle is a small village located to the south west of Sunderland, which is located 2 miles away with Durham 8 miles south and Newcastle upon Tyne 15 miles North West.

The surrounding area is a mixture of uses, with residential, retail and light commercial close by. The exact location is shown on the attached plan.

## DESCRIPTION

The property offers a modern (constructed in 1988) brick built care home, which has recently been closed, split over ground and first floor, set within mature gardens.

Internally the property offers 37 rooms, the majority of which offer en-suite facilities, with fully fitted kitchen, lounge, offices and dining facilities along with a conservatory.

Access to site is via two separate entrances from South Street leading to car parking / loading areas, with full pedestrian access around the perimeter of the building.

To property is set within mature gardens and is surrounded on three sides of the boundary with residential and retail / commercial property.

The site offers excellent main road frontage. Additional land is available by negotiation (outlined in blue on the attached plan) amounting to circa 0.37 acres.

## ACCOMMODATION

From onsite measurements the property offers the following GIA :

|                  |   |
|------------------|---|
| Ground floor     | 924.78m <sup>2</sup>                                  |
| First floor      | 482.09m <sup>2</sup>                                  |
| <b>TOTAL GIA</b> | <b>1,406.87M<sup>2</sup></b><br><b>(15,144 SQ FT)</b> |

Total site area (outlined red) 0.36 Ha (0.87 Acres) or thereabouts.

Additional land (outlined blue) 0.15 Ha (0.37 Acres or thereabouts.

## SERVICES

We understand that main services are available including electric, water, gas and drainage.

In addition there is a functional fire alarm, 8 person passenger lift, dumb waiter, Nurse Care alarm and CCTV.

Prospective purchasers should make their own enquiries as to the services available for future use and any costs for modifications or connections to the sites will be the responsibility of the purchaser.

## PLANNING

The property lends itself to further care-related uses or alternative, residential-based activity subject to the relevant planning consents.

Contact should be made with Sunderland Council - 0191 520 5551

## RATES

The property is shown in the Council tax valuation list as band H.

## TENURE

Freehold with vacant possession.

Title Number TY 183909

## VAT

We have been advised that the land and property is not elected for VAT.

## PRICE

Offers are invited for the benefit of the freehold interest with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**July 2016**





**Map Information**

Scale 1:7492  
 Date: 17/07/16  
 Reference  
 Order No: 1707901

**Adey Gardens Care Home, South Street, Newbottle, Houghton Le Spring,  
 Tyne & Wear DH4 4EH**

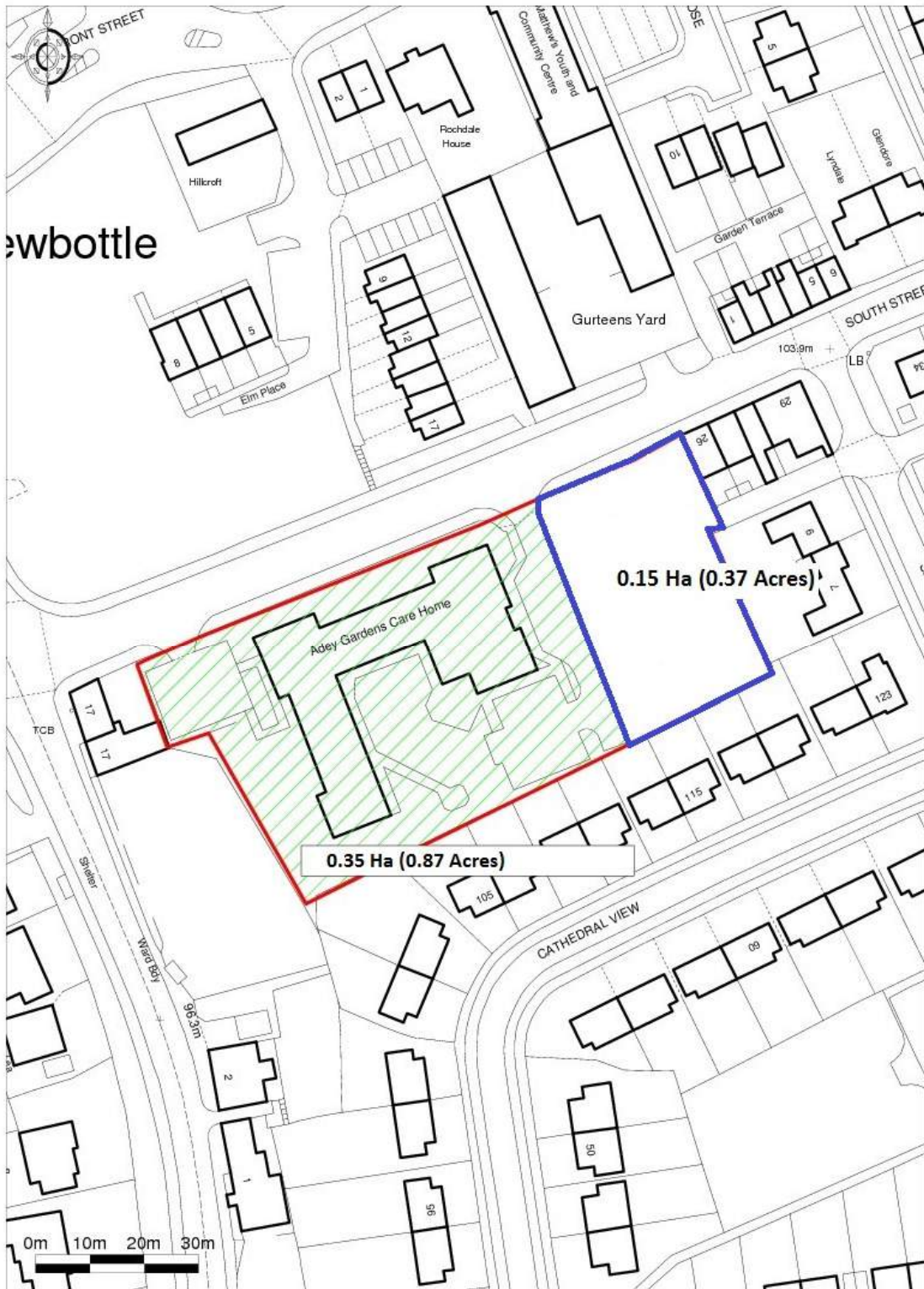


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