

# For Sale – Potential Development Opportunity

Benton House, Benton, Newcastle upon Tyne, NE7 7UN

**BradleyHall**



- Former social club and land
- Site area totalling 1.3 acres (0.53 hectares)
- Historic Grade II Listed building
- May be suitable for development, subject to planning permission
- Freehold

**Offers Invited**



## Potential Development Opportunity For Sale

**Benton House, Benton, Newcastle upon Tyne, NE7 7UN**

### OPPORTUNITY

Bradley Hall is delighted to be appointed to market this potential development opportunity in Longbenton, Newcastle upon Tyne.

### LOCATION

The subject property is located between Front Street and Hoylake Avenue in Longbenton, Newcastle upon Tyne. Front Street is a popular retail location with local and national occupiers including Sound Mind Body, St Oswald's Hospice, The Black Bull and Benton Ale House.

The property is accessed from Hoylake Avenue which is a popular residential location and is within close proximity to local amenities including Longbenton Sports Ground, St Aidan's Catholic Church, Northumbria University Coach Lane Campus, Benton Park Primary School and Leigh's Nursery.

The property is easily accessible by road and public transport links with Four Lane Ends bus and metro interchange just 0.1 mile away and there are bus stops within 125ft. Front Street is the main road through Longbenton and forms part of the A191 which provides access between Gosforth to the west and the A19 to the east. The property is 0.1 mile from the crossroads meeting Benton Road and Benton Lane. Benton Lane links with the A189 via Quorum Business Park and Benton Road links with the A1058 (Coast Road).



#### Local Schools:

- Benton Park Primary School (Ofsted: Outstanding)
- Balliol Primary School (Ofsted: Good)
- Longbenton High School (Ofsted: Good)



- A19: 2.7 miles
- A189: 1.4 miles
- A1058: 1.2 miles



- Four Lane Ends Metro and Bus Interchange: 0.1 mile



### DESCRIPTION

The subject property comprises a Grade II Listed detached building which sits on a site extending to 1.3 acres. The property was formerly used as a social club and is arranged over basement, ground and first floors.

The property is accessed by the front and rear, the rear has a private driveway and car park for approximately 30 vehicles. Internally, the ground floor comprises a reception area, lounge, dining room, catering kitchen and lobby. To the basement is a beer cellar and storage facilities. The first floor comprises WC facilities, snooker room, office and storage facilities.

Within the grounds is a stewards house which can be accessed through the property and separately from the outside. The house is arranged over three floors and comprises lounge, kitchenette, dining area, utility room, bathroom and two bedrooms. The attic provides 2 storage rooms.

### DEVELOPMENT OPPORTUNITY

The property may be suitable for a variety of uses, including development, subject to obtaining necessary planning permission.

Our Planning and Development team would be delighted to assist with the process involved in designing a scheme.

### TENURE

The site is sold freehold with vacant possession.

### TERMS

Offers are invited for the site.

Our client does not have to accept the highest nor any offer submitted to the agent.

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.

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