



**FOR SALE** *Subject to Planning – Development Opportunity*  
The Community Building, Park Road, Whitley Bay, NE26 1LT



# PARK ROAD, WHITLEY BAY

Site Area approximately 0.08 hectares (0.2 acres)

## LOCATION

The seaside town of Whitley Bay is located within the borough of North Tyneside, 10 miles north east of Newcastle upon Tyne and 3 miles north of Tynemouth. Whitley Bay has links to both local and regional road networks with access to the A19 via the A1058 and Coast Road.

The town benefits from good public transport links, with both Whitley Bay and Monkseaton metro stations in the perimeter of the town centre as well as numerous bus stations. Newcastle International Airport is 14 miles from the town.

The subject property is located on the outskirts of Whitley Bay town centre, which has a host of amenities available including takeaways, gyms, and estate agents. The popular Park View offers numerous independent retail offerings, restaurants, and public houses. The beach and local landmark, The Spanish City, are within walking distance of the site.

## DESCRIPTION

The subject property has been built in three sections and provides a small bungalow style office suite, which is of brick construction with a pitched tiled roof.

The southern section of the property is a part two storey, part single storey former community building, currently used as a dance facility. This section of the building is also of brick construction but with a pitched mineral felt covered roof.

## ACCOMMODATION

Section	Sq m	Sq Ft
Training Suite	145	1,560
Community Building	375	4,037

## ENERGY PERFORMANCE CERTIFICATE

Please contact Knight Frank directly for information regarding EPC ratings.

## PRICE

On Application

## PLANNING

The subject property is for sale, either unconditional or on a subject to planning basis. We believe the site is suitable for a number of uses subject to gaining planning consent. Interested parties are asked to make their own enquiries to North Tyneside Council.

## FREEHOLD

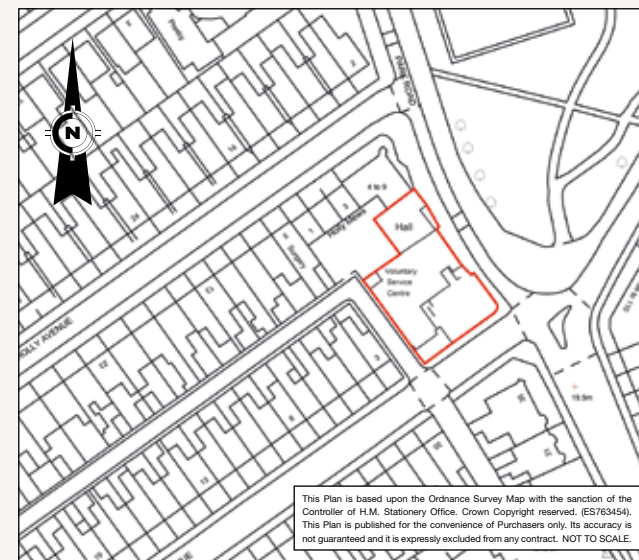
The property is available freehold.

## VIEWING

Viewing strictly by appointment through Knight Frank.

## AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) introduced the requirement for the completion of due diligence on both the Vendor & Purchaser.



We are required to conduct Client Due Diligence (CDD) in accordance with MLR 2017. We will require proof of ID and proof of address for the Purchaser.

## CONTACT

**Erin Percy**

Knight Frank LLP

T: 0191 594 5010 E: erin.percy@knightfrank.com

**James Platts**

Knight Frank LLP

T: 0191 594 5026 E: james.platts@knightfrank.com



**Connecting people & property, perfectly.**

Knight Frank Newcastle  
124 Quayside  
St Ann's Quay  
Newcastle upon Tyne  
NE1 3BD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated October 2021. Photographs dated xxxxxxxx 20xx. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.