



## Benfield Villa

Ref. 4280860

157 Durham Road, Blackhill, Consett, DH8 5TH

Freehold: Offers Invited

Leasehold: Nil premium, Annual Rent: £50,000

New lease to be negotiated

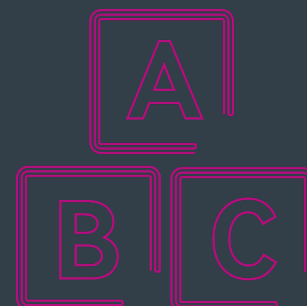
Large two-storey property c. 5,500 sqft

Planning permissions granted

Capacity up to c.133 children

Residential town location

Energy Rating D



Christie & Co are delighted to offer an opportunity to secure a new lease for this development property, c.5,500 sqft property with planning permission to convert to a children's day nursery.

The property has historically traded as a care home. Our clients have secured planning permissions to convert this two-storey property into a children's nursery for a capacity of up to 133 children plus additional space for out-of-school provisions.



---

## Location

The property is located on Durham Road (A691) in Blackhill, Consett, a residential town, c. 30 minutes drive to both Durham and Newcastle City Centre.

---

## Ground Floor

- Reception
- Office/Admin
- Conservatory/Children's dining
- Kitchen
- Kitchen storage
- Parent waiting room
- Manager's office
- Staff kitchen
- Staff WC
- Nappy changing
- 2 x male & female WC
- Accessible WC
- Laundry
- Toilet block with 3 children's WCs and 2 wash hand basins
- Toilet block with 4 children's WCs and 2 wash hand basins
- Seven children's rooms as below:

Meters Squared	Age	Capacity
43	0-2	12
29	0-2	8
57	2-3	23
61	2-3	24
40	3	17
60	3	25
57	3+	24

---

## Other Floors

First Floor

- Office space
- Waiting area
- Arts & Crafts room
- Classroom
- Storage room
- Toilet block with 4 WCs and 4 wash hand basins
- Toilet block with 6 WCs and 4 wash hand basins
- Two children's rooms as below for after-school facilities:

Meters Squared	Age
84	5+
132	5+

---

## External Details

The original property has a courtyard in the centre of the property which would be perfect for a children's outdoor space.

There is additional space to the front and rear of the property which could be utilised as outdoor space for the children.



## Planning Permissions

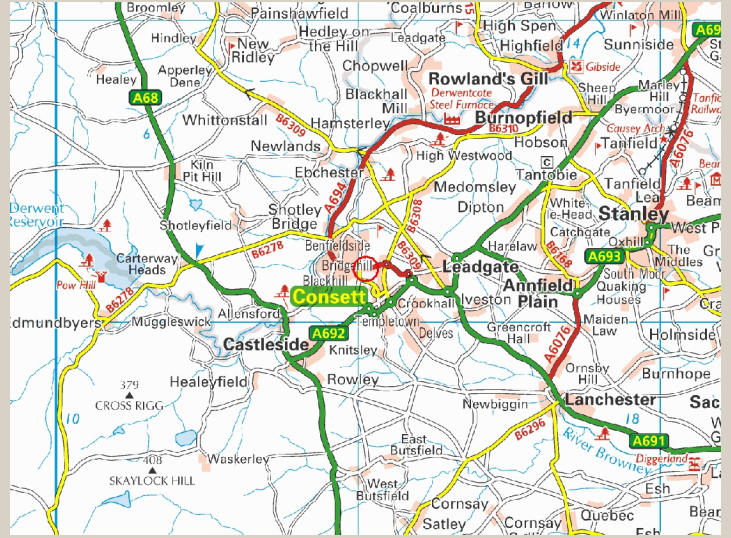
The planning permission was approved on 23 August 2017 with minimum works having been started, meaning the planning permission won't expire.

Full plans are available on request.



## Tenure

Our clients are offering a new 25-year lease with an in-going rent of £50,000 per annum, with 5 yearly rent reviews. Full lease terms are to be negotiated.



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Vicky Marsland

Associate Director - Childcare & Education

M:+44 7526 175 857

E:vicky.marsland@christie.com

Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. August 2024