



Callerton (former) Garden Centre

Ref: 6411084

Stamfordham Road, Newcastle Upon Tyne, NE5 1NL

Freehold: Offers over £1,000,000

Formerly well-presented profitable garden ctr

C. 2.1 acre site fronting busy B6324

Nr A1M, A69, and 4 miles - Newcastle airport

C. 1 mile from huge new housing development

Suitable for garden centre or alternative use

Detached 2 bed bungalow & other buildings. Energy Rating F



Former garden centre for sale after 35 years, with rental income from catteries and other tenants. Currently mixed use with some remaining garden centre features being sale of aggregates only.

Ripe for development returning it to its former glory, or for alternative use.



Location

An excellent location for a garden centre but with potential for alternative new development business uses. Several hundred houses have been built by a number of house builders within c. 1 mile of the site. The area is continuing to grow and there are plans for a total of c. 3,200 by 2030.

This is likely to increase traffic (currently 8139 vehicles daily) on the B6324, a minor road linking the garden centre and Westerhope. In addition, being under 2 miles from the centre of Darras Hall, one of the most favoured and affluent suburbs of Newcastle, the site may be of interest for developers looking to add executive homes. Newcastle International Airport is circa 4 miles, and approximately 2 miles to the A69.

Semi-rural in its immediate location yet with many executive housing on it's doorstep along with farm steads and hamlets. This is a special location being readily accessible to the major road ways in the area yet enjoying tranquility, with excellent rural views across countryside including toward the Tyne Valley to the South.

Other Property

There is a derelict building (formerly a restaurant) on site. There are two buildings currently tenanted by a cattery business paying our client a rental income.

There is garaging and also outhouses, buildings formerly used as the petting farm.

At the entrance to the site there is a tarmacadam car park, bays for aggregate stock, and a workshop. Grassed, and uncultivated areas, much of which were previously used by the garden centre. Photos are available, from the past, as an indication for those looking for more information.





Owner's Accommodation

Two bed detached stone faced bungalow with hall, living room, kitchen, conservatory, 2 bedrooms. Bathroom with bath, separate shower and toilet. Gardens to all four sides.

Hall: 16' x 5'
Living room: 20' x 12'
Kitchen: 21' x 7' 6"
Conservatory: 20' x 7'
Bedroom 1: 15' x 7'
Bedroom 2: 15' x 7'

The Opportunity

Our client is looking to take semi-retirement, the main garden centre closed some time ago. Our client sells aggregates from the site and there is rental income from various tenants.

The property is in an area of huge recent expansion in residential properties making this an excellent time for someone to develop the site. Potentially, a new petrol station, a family food led pub, or garden centre and potentially residential housing, all subject to planning.

Our client previously spent c.£30,000 on planning application preparation for residential properties to be built on the site. We feel that the site has the potential for commercial or residential use subject to the relevant planning permissions. Please ask for further information as we have a number of planning reports on file.

There are tenants in situ, two catteries, and a car mechanic, along with the bungalow, and static caravans.



Staff

There are no staff to transfer on the sale.

Trading Information

We understand that our client receives a rental income of £1,500 per month from the catteries combined, £800 pcm for the bungalow, £480 pcm for the static caravans, £100 pw from car service repair garage.

Trading Hours

Our client sells aggregates from the site but there is no fixed opening hours.

Tenure

Tenants are on 6 month rolling contracts. We understand that there are no long term leases in place.

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:

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Newcastle



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.



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