



Sanderson  
Weatherall

**FOR SALE**  
**FORMER CARE HOME**



**St Cuthbert's House, Sidmouth Road, Gateshead NE9 6US**

**[sw.co.uk](http://sw.co.uk)**



## Location

The subject property is located on Sidmouth Road, Low Fell, Gateshead.

Gateshead forms part of the larger Newcastle conurbation and is situated on the south bank of the River Tyne. Gateshead has a population of approximately 200,000 and includes some of the major retail and business locations such as the Metrocentre and the Team Valley Trading Estate.

Low Fell is a popular residential suburb of Gateshead, located approximately 2 miles south of Gateshead Town Centre and 4 miles south of Newcastle upon Tyne. Low Fell is situated just to the east of the A1(M) Western Bypass and is a prominent residential area with a mix of commercial operators congregated mainly on Durham Road, a short walking distance from the subject property.

Sidmouth Road links to Chowdene Bank providing direct access to A1 and A167 Durham Road. Occupiers in the immediate and surrounding area include Oakland Infant School, Lyndhurst Grove Social & Residential Home, Craigielea Community Nursing Home, Gold Medal Public House, Sainsbury's Superstore and numerous other national and local commercial operators.

## Description

The subject property comprises a two-storey detached building of brick construction under a pitch tiled roof. Until recently (December 2021) the property was an operational care home consisting of 28 one-bedroom flats with eight of the rooms benefitting from en-suite provisions. The remaining rooms have shared WC and shower facilities.

The ground floor accommodates a reception area, dining room, lounge, activity room, commercial kitchen facilities, laundry room, offices and 9 flats. The first floor level accommodates 19 flats and WC / shower facilities. A fully functional 6-8-person lift provides access to all levels complying with DDA regulations. The care home provides spacious accommodation with excellent floor to ceiling heights throughout with the addition of character features which include original floor tiles, staircases and stained hand painted glazing situated on the central staircase.

The site also accommodates a one bed semi-detached bungalow and a two bed semi-detached bungalow which each have kitchen, living room, dining area and bathroom. The one bed bungalow benefits from a conservatory which appears to have been erected over the course of the past five years and has an adjoining external garden. A double garage also adjoins the properties to the front elevation. Ample onsite car parking is also readily available.

The subject site also has sizeable external grounds which have been well maintained throughout. A developer may look at this land for further expansion.

Further information and floor plans are available upon request.





Former 28 Bed Care Home

Prominent residential location

Two residential bungalows on site

0.85 Acres (0.34 Hectares)

Offers in excess of £1million STC are invited for the benefit of our clients' freehold interest

Subject to Contract

#### **Tenure**

We understand that the properties being sold shall be sold by way of a Freehold title.

#### **Asking Price**

Offers in excess of £1million are invited subject to contract, for the benefit of our client's freehold interest.

The vendor will reserve the right not to accept the highest or any offer received.

#### **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

#### **VAT**

All prices quoted are deemed exclusive of VAT.

#### **Legal Costs**

Each party are to bear their own legal costs in connection with any transaction.

#### **Services**

We understand that all mains services are available on the site, however, interested parties are advised to contact the necessary authorities for confirmation of the above.

#### **Energy Performance Certificate**

A valid Energy Performance Certificate (EPC) has been commissioned and will be available upon request in due course.

#### **Business Rates**

St Cuthbert's House has been exempt from paying business rates due to the nature of the business operating a care home for residents with dementia. As the care home is currently closed, we would advise any interested parties to contact the local rating authority, Gateshead Council, to obtain further information and clarity regarding business rates which could vary dependant upon proposed use for the property.

#### **Planning**

The property currently has consent for C2 Use Class under the Town & Country Use Class Order 1987.



## Accommodation

We understand that property comprises the following approximate net internal floor areas in relation to the 28 bedrooms within the former care home:-

Description	Sq m	Sq ft
Bedroom 1	14.45	156
Bedroom 2	11.35	122
Bedroom 3	11.44	123
Bedroom 4	11.07	119
Bedroom 5	15.13	163
Bedroom 6	14.24	153
Bedroom 7	14.59	157
Bedroom 8	12.54	135
Bedroom 9	12.24	132
Bedroom 10	12.36	133
Bedroom 11	14.11	152
Bedroom 12	14.39	155
Bedroom 13	14.14	152
Bedroom 14	13.05	140
Bedroom 15	14.80	159
Bedroom 16	12.61	136
Bedroom 17	11.21	121

Description	Sq m	Sq ft
Bedroom 18	12.14	131
Bedroom 19	12.19	131
Bedroom 20	<b>15.74</b>	169
Bedroom 21	12.55	135
Bedroom 22	12.19	131
Bedroom 23	12.16	131
Bedroom 24	14.40	155
Bedroom 25	15.44	166
Bedroom 26	12.25	132
Bedroom 27	12.68	136
Bedroom 28	15.76	170
<b>Total</b>	<b>371.22</b>	<b>3,996</b>

### Total Site Area

0.85 Acres (0.34 Hectares)



For further information please contact the Agents:

Mark Convery

07525 872 141

[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)

Sanderson Weatherall  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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