



MICHAEL HODGSON

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MOWBRAY ROAD, SUNDERLAND

£850,000

DEVELOPMENT OPPORTUNITY - Langham Tower offers a discerning purchaser huge potential not only on a commercial use basis but for the possible conversion to residential, subject to planning. The property is an imposing Grade II listed building that was originally built in circa 1889 and was previously occupied by various educational uses and more recently as a bar / restaurant. Internally the substantial property is arranged over 3 floors boasting some impressive spaces that will not fail to impress all who view. Externally the property is set on a generous plot having a gated rear entrance leading to an inner car park, access to both sides of the property and to the rear a lawned south facing garden area. Langham Tower commands a prominent position on the corner of Mowbray Road and Ryhope Road in Ashbrooke which is circa 0.5 miles from Sunderland City Centre set within the highly regarded and much sought after Ashbrooke Conservation Area, well respected schools, amenities and shops. Viewing is highly recommended to fully appreciate the opportunity on offer.

Development Opportunity

Huge Potential

Viewing Advised

No Chain Involved

Grade II Listed

Possible Residential Conversion -
Subject to Planning

Former Pub / Education Use

EPC Rating: TBC



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CURRENT PLANNING PERMISSION

The property has planning passed for the change of use of ground floor and first floor of vacant building (previously used as a school) to a restaurant / bar with associated function rooms. The Sunderland Council Reference number is: 21/02852/FUL

Plans are available upon request.

The property previously traded as a restaurant / bar for a period of time.

Planning was also previous passed, now lapsed, for the change of use from school to hotel; including restaurant and bar on ground floor, managers accommodation on the second floor, internal and external alterations (including access ramp to northern elevation and cowl to eastern elevations) and demolition of detached garages (as amended, March 2019). The Sunderland City Council planning reference is: 18/01454/FUL

Conversion to residential could be an exciting option for the property, subject to planning.

Entrance Vestibule

Impressive hallway having a stone floor, leading to:

Inner Hall

30'8" max x 36'1"

Having wood panelled walls and ornate ceiling, staircase leading to the first floor, feature fireplace, filled bar area.

Room 1

29'1" max x 15'10" max

Ornate fireplace, two radiator, bay window with door leading top the garden area, ornate ceiling.

Room 2

24'5" max x 27'11" max

Impressive fireplace, wood panelled walls in part, four radiators,, ornate ceiling.

Room 3

32'9" max x 29'6" max

Rear facing, five double glazed windows, wood panelled walls in part, inset fireplace with

Office/ Store Room

6'5" x 6'9"

Store Room

49'7" x 11'1"

Food prep area

Store Room 2

11'6" x 5'5"

Plumbed for washer.

Kitchen

18'2" x 17'10"

Fully fitted kitchen

Inner Hall

upon request, door to the rear bar area

Rear Bar

29'5" x 22'5"

Fitted bar, radiator, door to the rear garden, parking area, access to wc's

Male WC

Female WC

Disabled WC

Room 4

26'1" x 23'1"

Door to the rear yards, radiator, access to the rear bar area and the main hallway.

Room 5

13'7" x 19'8"

Accessed from the main hallway, feature fireplace, males and female wc access from the main hallway.

First Floor

Galleried landing, radiator, impressive stain glass windows, feature fireplace.

Room 1

44'10" max x 28'8" max

Rear facing, four radiators.

Room 2

26'2"/.32'9" x 14'5"

Side facing

Room 3

20'0" max x 19'3" max

Side and rear facing, two radiators

Room 4

29'7" max x 28'5" max

Rear facing, ornate feature fire place

Inner Hall

Landing to:

Male Wc

Female Wc

Room 5

14'0" x 11'4"

Side Facing

Room 6

34'0" x 18'4"

Rear and side facing

Second Floor

Landing

Room 1

33'5" x 18'3"

Side and rear facing

Room 2

10'11" x 10'5"

Side facing

Room 3

13'3" x 10'5"

Side facing

Room 4

9'6" x 10'1"

Side facing

Kitchen Area

3'10" x 5'4"

Stainless steel sink and drainer

Room 5

20'1" x 26'9"

Tea point, impressive south facing viewing platform area

Room 6

15'7" x 19'0"

Rear facing

Room 6

28'8" max x 28'1" max

Rear facing, vaulted ceiling

Room 7

16'0" max x 11'3" max

Side facing

Tower

11'9" x 13'6"

Accessed via spiralled staircase providing 360 degree views.

Room 8

19'2" x 20'2"

Vaulted ceiling

Externally

Externally the property is set on a generous plot having a gated rear entrance leading to an inner car park, access to both sides of the property and to the rear a lawned south facing garden area.

M I C H A E L H O D G S O N

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