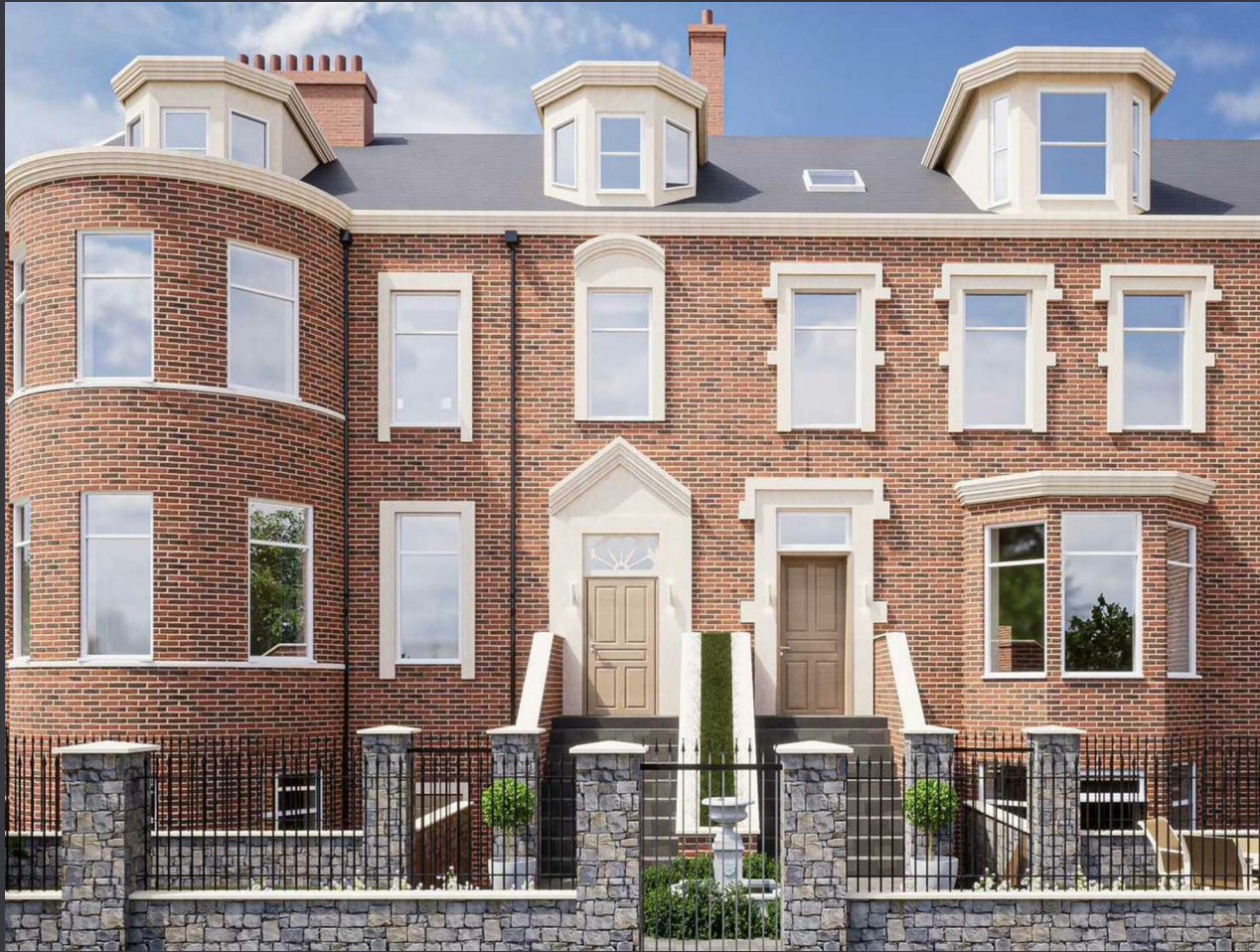




MICHAEL HODGSON

estate agents & chartered surveyors



## THE CLOISTERS, SUNDERLAND

£450,000

DEVELOPMENT OPPORTUNITY OR SUITABLE FOR AN OWNER OCCUPIER - PLANNING PASSED FOR CONVERSION TO 9NO APARTMENTS

The property is situated fronting The Cloisters in the highly regarded and much sought after area of Ashbrooke which forms part of The Ashbrooke Conservation Area which is within walking distance of Sunderland City Centre and its many shops, bars, cafes, restaurants and superb transport links. The Cloisters is just off Ryhope Road (A1018) and Tunstall Road and offers convenient access to Park Lane Bus and Metro Interchange. The property comprises two substantial adjoining end and mid terraced properties that are arranged over lower ground, ground floor, first floor and second floor levels offering a range of rooms and accommodation having previously been used as offices.

DEVELOPMENT OPPORTUNITY  
CONVERSION TO 9 NO  
APARTMENTS

CONVERSION OR OWNER  
OCCUPIER

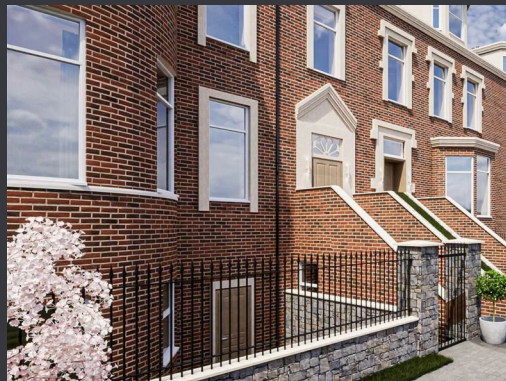
VIEWING ADVISED

PLANNING PASSED

CLOSE TO CITY CENTRE

PLANS UPON REQUEST

EPC RATING: D



# THE CLOISTERS, SUNDERLAND

£450,000

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## LOCATION

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## DESCRIPTION

The property comprises two substantial adjoining end and mid terraced properties that are arranged over over lower ground, ground floor, first floor and second floor levels offering a range of rooms and accommodation having previously been used as offices.

## PLANNING PERMISSION

Planning has been passed for:

Change of use to 9no. self-contained apartments, including replacement windows and doors, associated access, landscaping and parking. Removal of 1no. tree to front. (plans and design and access statement available to view 30.06.23)

THE SUNDERLAND COUNCIL REFERENCE NUMBER IS:  
22/02594/FUL

## PLANS ARE AVAILABLE UPON REQUEST

## ACCOMMODATION - CURRENT

We calculate the following approximate areas:

### Ground Floor

Total 2285 sq ft 212.28 sq m

### First Floor

Total 2319 sq ft 215.44

### Second Floor

Total 1636 sq ft 151.98 sq m

### Lower Ground Floor

Total 2129 sq ft 197.78 sq m

TOTAL FLOOR AREA 8369 sq ft 777.48 sq m

Externally there is a front courtyard garden and parking provision to the rear for a number of cars.

## ACCOMMODATION - PROPOSED

Planning has been passed for the following:

Flat 1: Hall, Living / Dining / Kitchen, 2 Bedrooms, Bathroom.

Flat 2: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom

Flat 3: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom.

Flat 4: Hall, Living / Kitchen / Dining Room, 3 Bedrooms, Bathroom, 2 En Suites, Study

Flat 5: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 6: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 7: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 8: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom

Flat 9: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom, En Suite

Externally there would be a communal front garden and to the rear a bin store, bicycle store and 6 parking spaces.

## PURCHASE PRICE

Offers in the region of £450,000 - Four Hundred and Fifty Thousand Pounds

## TENURE

FREEHOLD

## VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

# M I C H A E L   H O D G S O N

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estate agents & chartered surveyors

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

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