



Leven House

323 Market Lane, Swalwell, Gateshead NE16 3DZ

- Detached Former 11 Bedroom Care Home (C2)
- Planning Permission to Convert to a 9 Bed Residential Dwelling (C3)
- Floor Area 398 sq. m. (4,293 sq. ft.)
- Site Area 0.097 Hectares / 0.24 Acres
- Large Carpark / Garden Area
- Prominent Location

Auction Guide Price: £225,000 +

For Sale by Auction. Live Online Auction, bidding starts Monday 30th September 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The unit is located on Market Lane, within Swalwell a suburb of Gateshead. Gateshead forms part of the larger Newcastle conurbation and is situated on the south banks of the River Tyne. Gateshead includes some of the major retail and business locations such as the Metro Centre being only 0.5 miles away. Swalwell is situated just to the east of the A1(M) Western Bypass and approximately 4 miles west of Gateshead Town Centre.

The Premises

The property comprises a vacant two storey detached building of brick construction under a pitched tiled roof. The property was formerly a care home consisting of 11 one bedroom flats most of which benefit from their own en-suite there is also a reception area, dining room, lounge, activity room and kitchen. To the rear is a secure car park and small garden area.

Area	sq. m.	sq. ft.
Ground Floor	245.9	2,646.84
First Floor	152.95	1,646.34
Total	398.85	4,293.18

Site Area

0.097 Hectares / 0.24 Acres

Planning Permission

Change of use of former Care Home (C2) to residential dwelling (C3) including external alterations and alterations to vehicular access. (Additional information received on 22.04.2024. Amended plans received on 24.04.2024 and 21.05.2024) Decision Issued Date: Thu 13 Jun 2024

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Council Tax Band

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Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref I072 (Version 1)

Prepared 19th August 2024

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R573

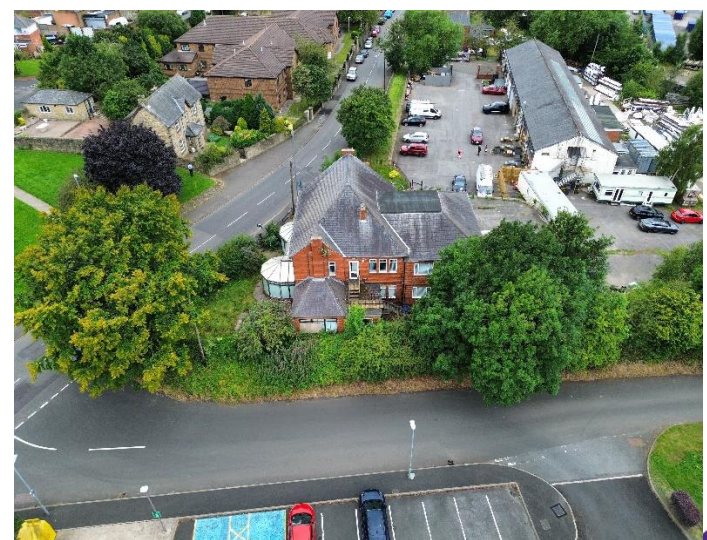
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R573

0 Existing - Level 0 Floor Plan
1:125



1 Existing - Level 1 Floor Plan
1:125

