



St James Gardens / St James Road, Benwell, Newcastle upon Tyne

## Auction Guide Price: £90,000

For sale by auction is this fantastic investment opportunity. The property comprises a pair of flats situated in Benwell. The ground floor briefly comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. To the first floor is an entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally, there is a yard to the rear.



4



2



2

**Investment Opportunity****Two Bedrooms to Each Flat****Pair of Flats****One Reception Room to Each Flat****For any more information regarding the property please contact us today****ROOM DESCRIPTIONS****Ground Floor Flat****Hallway**

Built in understairs cupboard.

**Lounge 14' 3" x 11' 9" (4.34m x 3.58m)**

Double glazed windows to two sides. Built in cupboard housing central heating boiler.

**Kitchen 11' 6" x 5' 4" (3.50m x 1.62m)**

Double glazed window. Plumbed for washing machine. Door to the rear.

**Bedroom One 15' 1" x 15' 1" into bay (4.59m x 4.59m)**

Double glazed bay window.

**Bedroom Two 10' 5" x 7' 8" (3.17m x 2.34m)**

Double glazed window.

**Bathroom 9' 2" x 6' 3" (2.79m x 1.90m)**

Double glazed window.

**First Floor Flat****Entrance Hallway**

Stairs to first floor landing.

**Lounge 14' 5" x 11' 9" (4.39m x 3.58m)**

Double glazed windows to side and rear. Feature fire surround. Radiator.

**Kitchen 11' 2" x 5' 3" (3.40m x 1.60m)**

Double glazed window to the rear. Fitted wall and floor units. Laminate worktop. Sink/drainer. Plumbed for washing machine. Gas cooker point. Central heating boiler. Radiator. Door to the rear.

**Bedroom One 15' 3" x 17' 8" into bay (4.64m x 5.38m)**

Double glazed bay window to the front. Feature fire surround with electric fire. Radiator.

**Bedroom Two 11' 4" x 9' 4" (3.45m x 2.84m)**

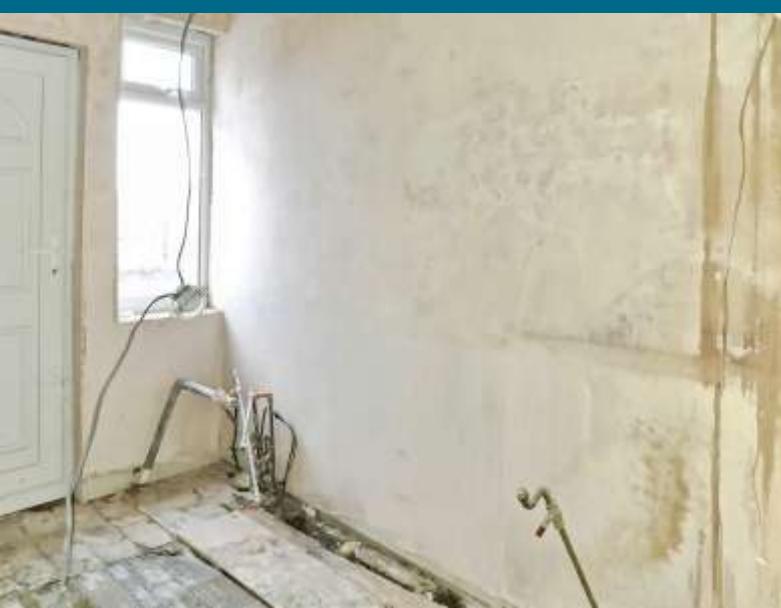
Double glazed window to the side. Radiator.

**Bathroom**

Double glazed window. Panelled bath. Pedestal wash hand basin. Low level WC.

**External**

Yard to rear.



T: 0191 274 4661

Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

For sale by auction is this fantastic investment opportunity. The property comprises a pair of flats situated in Benwell. The ground floor briefly comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. To the first floor is a entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally, there is a yard to the rear.

The ground floor flat is currently vacant and is in need of refurbishment. The first floor flat is currently tenanted. We have not had sight of the tenancy agreement, but have been verbally advised that the first floor flat is let at £600pcm but is under a rent increase review, with the tenant having been in occupation for approximately 7 years. The potential rental income for the pair of flats, once works are complete, is in the region of £13,000 per annum.

The properties are situated on a no through road, at the end of a terrace, and are situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: A for each flat. EPC Rating: D for each flat

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas heating system to the first floor flat only  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: To be Confirmed

Ground Rent and Service Charge: To be Confirmed

#### AUCTION DETAILS

For Sale by Auction: Thursday 26th February 2026

Bidding opens 24 hours prior at 10am.

Option 1

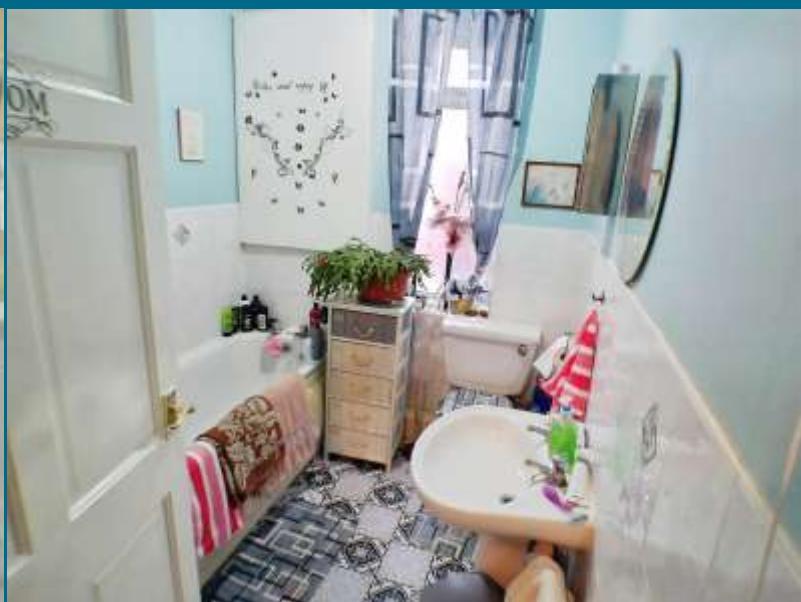
Terms and Conditions apply

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 831 360

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

FN00010406/SJP/SP/09022026/V.1



T: 0191 274 4661

Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



Floor Plan



Floor Plan

Floor area 60.4 sq.m. (650 sq.ft.)

This floor plan is for descriptive purposes only. It is not drawn to scale, any measurements, floor areas (including any total floor areas), dimensions and compass bearings are approximate. The details are as supplied by the vendor for their guidance and do not form any part of any agreement. The vendor is solely liable for the true description of the property. It is not a statutory drawing. Please see the vendor's particulars for further details.

Total floor area: 60.4 sq.m. (650 sq.ft.)

This floor plan is for descriptive purposes only. It is not drawn to scale, any measurements, floor areas (including any total floor areas), dimensions and compass bearings are approximate. The details are as supplied by the vendor for their guidance and do not form any part of any agreement. The vendor is solely liable for the true description of the property. It is not a statutory drawing. Please see the vendor's particulars for further details.



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** – Intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

T: 0191 274 4661

Fenham@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer