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R.A. **Jackson**
& **son**
Est. 1830

9-10, Bath Terrace, North Shields, NE30 4BL
£1,200,000



LOCATION

Perfectly placed for coastal living, this is a prime development opportunity which is just a short walk from the beach, outstanding local schools, and an array of shops, cafés, and restaurants. Excellent transport links are close by, with Tynemouth Metro Station within walking distance, providing easy access to Newcastle city centre and beyond, along with frequent bus routes and convenient road connections via the A19 and A1058.

Bath Terrace is an extremely sought after residential location which benefits from commanding views of the mouth of the River Tyne.

DESCRIPTION

The building comprises two originally built Grade II Listed Georgian Town Houses which are currently configured to provide three self-contained apartments and a large 3 storey maisonette.

Externally there is a private garden to the front of the property which is accessed from Bath Terrace. To the rear there is a double garage and large rear yard offering potential for off street parking.

The total Gross Internal Area (GIA) of the building extends to approximately 594.33sqm (6397sqft).

PLANNING

The property does not currently benefit from any form of planning permission. Favourable pre-application advice has been received from the Local Planning Authority in respect of a development

scheme for re-instatement / conversion of the building to 2 four storey 5/6 bedroom Townhouses each with a self-contained 1 bedroom lower ground floor apartment.

A copy of the pre-application report and associated floor plans and elevations are available upon request from R A Jackson & Son.

Interested parties are invited to engage with North Tyneside Council regarding what residential development may be suitable.

TENURE

The property is subject to a Freehold Title. The title number is TY547309

PRICE

Offers invited in the region £1.2m

LEGAL COSTS

Each party will be responsible for their costs in the transaction/or pay landlord costs.

ENERGY PERFORMANCE CERTIFICATE

Copies of current EPCs available upon request.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the

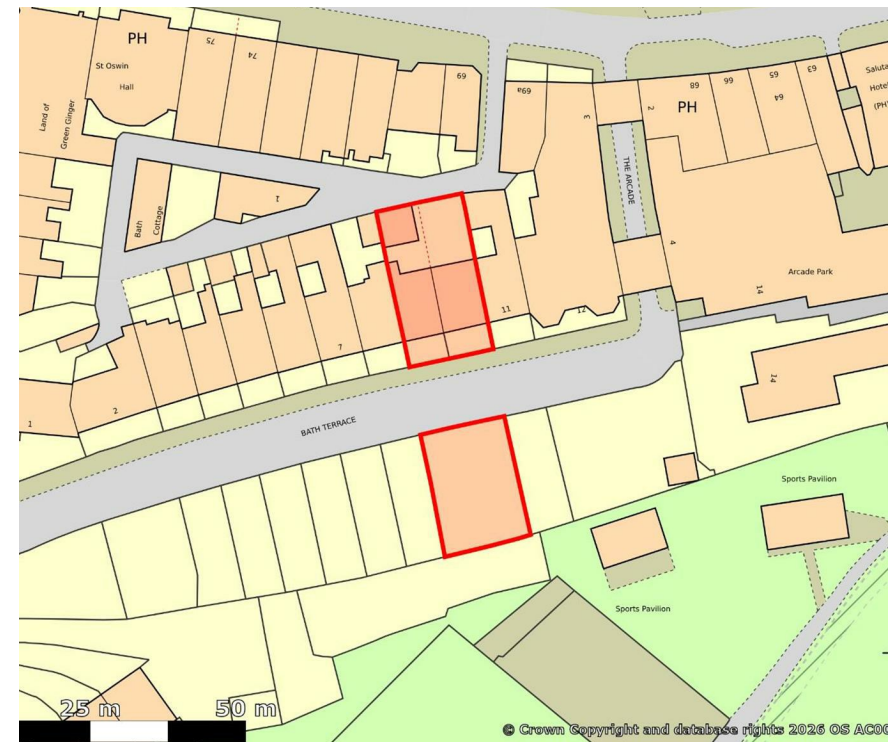
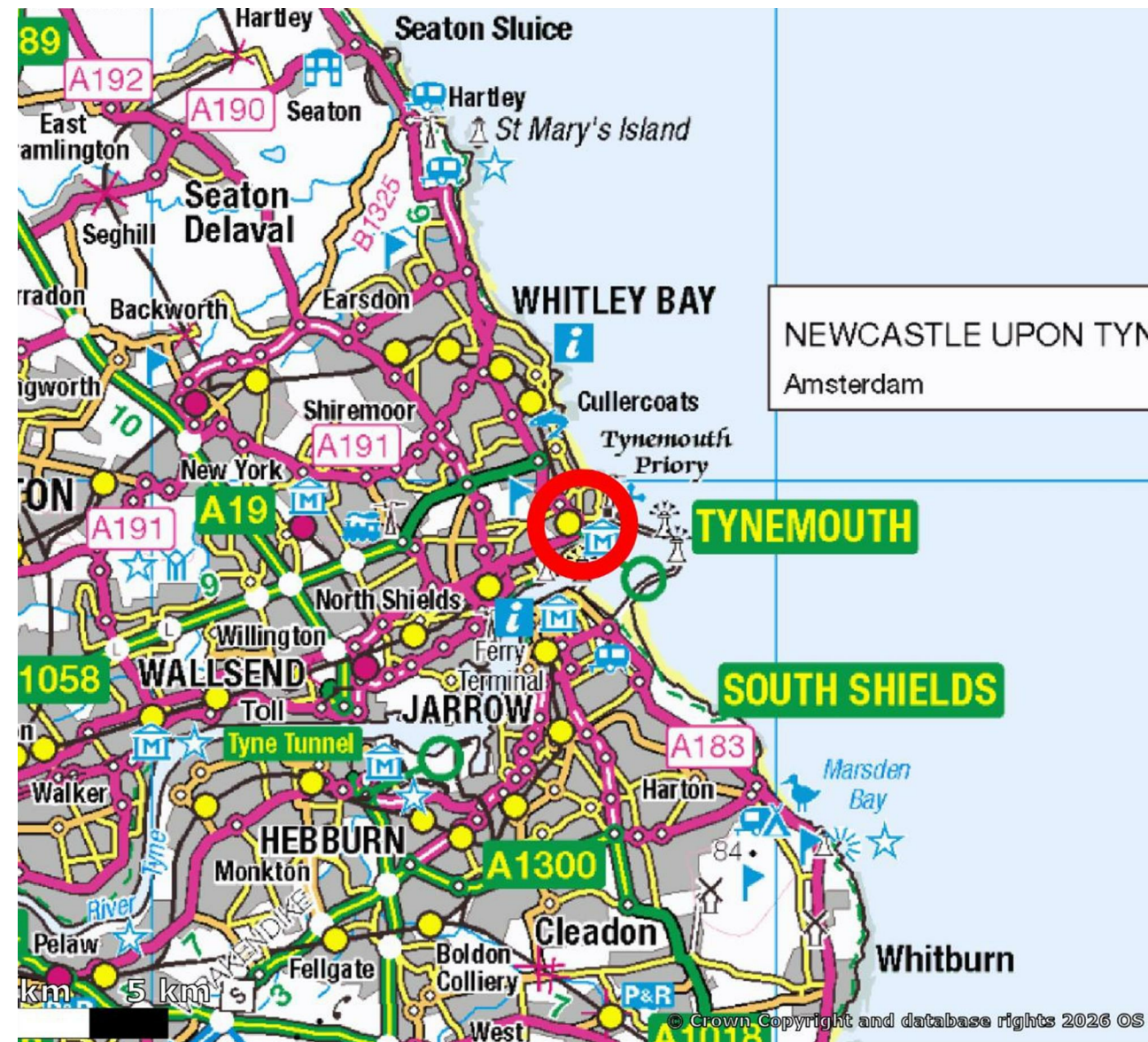
RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.



Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Commercial Property Sales and Lettings
- Property Management
- RICS Registered Valuers
- Acquisition
- Residential Sales & Lettings

To find out more please contact us on 0191 257 1253 or e mail:
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