

ENTIRE BLOCK OF 17 SELF-CONTAINED APARTMENTS FOR SALE AS ONE UNIT

St Peters Court, Front St, Sacriston, Durham DH7 6FB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Beneficial use as a home for veterans Contains 17 self-contained apartments
- Total size 1,258.10m² (13,543ft²)
- EPC Rating C58
- Use Class C2 - Suitable for registered providers, social housing providers, veterans, charities.
- Each 1-bedroom self-contained apartment comprises of a large open-plan reception with fully equipped kitchen and separate bedroom, as well as its own private bathroom which comprises of a sink, bath with shower and WC. In addition, each apartment benefits from its own private balcony or terrace leading off the reception room; most overlooking fields. Each apartment benefits from its own electricity meter.

£850,000 FREEHOLD

LOCATION

The subject property is located in Sacriston situated 3 miles north of Durham City and 5 miles south of Chester-le-Street with access to the A1M. The property is located on the B6532. There are several bus links in close proximity providing easy access to Durham City.

By car from the property to:

Newcastle	17 miles	33 minutes
Sunderland	17 miles	33 minutes
Stockton	27 miles	38 minutes
Middlesborough	29 miles	44 minutes

DESCRIPTION

The subject property is a brick-built, three storeys building that was previously used as sheltered housing for veterans. The property comprises of 17 one-bedroom self-contained apartments, each containing their own living area which includes a kitchen, bedroom and bathroom across the upper two storeys. On the ground floor there is a communal lounge area and WC as well as a further two-bedroom self-contained apartment (complete with reception, two bedrooms, kitchen and bathroom) which can be also used as an office. There is a car park at the property with space for 30 cars.

ACCOMMODATION

Ground Floor	238.50m ²	2,568ft ²
First Floor	512.90m ²	5,521ft ²
Second Floor	506.70m ²	5,454ft ²
Total	1,258.10m ²	13,543ft ²

RATEABLE VALUE

Property banding Band A
Durham County Council
Each flat maintains its own council tax

EPC RATING

C58

PLANNING

Current planning reflects the property's most recent use as a residential accommodation for army veterans within Class C2. Planning is to be submitted to widen this use to a residential institution for persons in need of care. The property is ideal for institutions: care and private dwelling or service lets, subject to planning.

TERMS

The freehold of the property is available with offers in the region of £850,000 (Eight Hundred and Fifty Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Peter Bartley at Bradley Hall.

Tel: 0191 232 8080

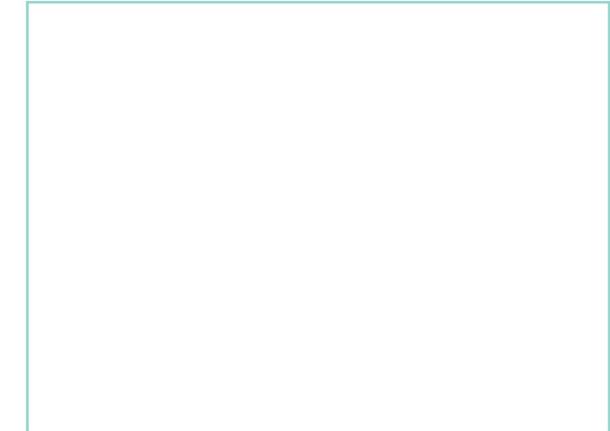
Email: Peter.bartley@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located 0.2 miles away.



4 miles from Durham train station



6.3 miles from A1(M)



21 miles from Newcastle International Airport



