



CONVERSION/DEVELOPMENT OPPORTUNITY
FORMER HALTWHISTLE FIRST SCHOOL, HALTWHISTLE, NORTHUMBERLAND

CONVERSION/DEVELOPMENT OPPORTUNITY

Former Haltwhistle First School, Woodhead Lane, Haltwhistle,
Northumberland, NE49 9DP

Former School for Sale with potential for conversion to other uses or for redevelopment to residential use.

THE LOCATION

Haltwhistle is situated approximately 37 miles west of Newcastle upon Tyne and 21 miles east of Carlisle on the A69 Trans-Pennine highway. The town also lies on the main Newcastle to Carlisle railway line. The town serves a wide rural based catchment. There are a number of national and regional multiple retailers represented in the town including Boots the Chemist, the Co-Op, and Sainsbury's, as well as a number of local businesses nearby. There is also an outdoor swimming pool, leisure facilities, schools, public houses a GP practice and hospital.

The property is located off Woodhead Lane, a short walk from the town centre and adjacent to the outdoor swimming pool. The immediately surrounding properties are a mix of traditional housing stock and more modern infill residential development.

THE PROPERTY

The property comprises a two storey school constructed in 1983 of brick construction under a tile covered pitched roof. It is laid out in a traditional school structure with a main hall, catering kitchen and a number of classrooms, offices and toilets.

Externally there is a car park to the front with landscaped areas and playgrounds to the side and rear.

Part of the access road to the front on the property is shared with the adjoining nursery which is let to a third party and which will remain on site.

PRICE

Offers invited for our clients freehold interest in the property.

The purchaser will be required to pay 1% of the purchase price by way of a contribution towards the sellers reasonable legal & surveyors fees on completion

CONTACT

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ACCOMMODATION

We have calculated that the property extends to a Gross Internal Area 1277.28 sqm (13,749 sqft). The total site area extends to around 1.16 Ha (0.471 Ac) or thereabouts.

USE

The property has most recently been used as a school. Internally the condition of the property is such that it may be possible to reinstate the use for private educational purposes with some modernisation and improvement.

Alternatively, the building may be suitable for conversion to other uses such as for the provision of medical services, leisure use or offices.

The site may also be suitable for residential redevelopment. Any alternative uses are subject to all necessary consents including planning consent being obtained where necessary.

SERVICES

We understand that all mains services are connected to the property however interested parties should make their own enquiries to establish the suitability of on site services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way whether or not specified within these sales particulars

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating of E103. A copy of the EPC and Recommendation Report are available on request.

RATEABLE VALUE

The property is currently entered into the Rating List as follows:

Description: School and Premises

Rateable Value: £49,500

VIEWING

Viewing is strictly by appointment with sole agents youngsRPS.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

