

FOR SALE

HOLY ROSARY CHURCH

Horsley Hill Square, Marsden, South Shields, NE34 7SA



Key Highlights

- Excellent conversion or development opportunity
- Prominent position situated next to an established retail centre
- Total accommodation 8,268 sq ft (768 sq m) GIA
- Site area 0.48 acres (0.20 hectares)
- Informal sealed tenders sought by **noon Thursday 10th March 2022**

SAVILLS NEWCASTLE
The Lumen, St James' Boulevard
Newcastle upon Tyne NE4 5BZ
+44 (0) 191 917 1444

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black. It is positioned on a yellow rectangular background.

Location

The property occupies a prominent position on Horsley Hill Square situated within the well-established coastal suburb of Marsden, South Shields. Marsden lies approximately 2.5 miles south of South Shields town centre, 8 miles north of Sunderland and 10 miles south east of Newcastle upon Tyne. Road access is via Prince Edward Road which links onto the Coast Road (A183) to the east and John Reid Road to the west and, in turn, the A19 trunk road.

Marsden enjoys direct access onto Marsden Beach which provides panoramic views of the coast along with 'Marsden Rock', a popular local feature on the North Sea coastline. Retail services are provided immediately opposite the property on Horsley Hill Square, as well as Prince Edward Road to the south west which has representation from occupiers including Sainsburys, Superdrug and Greggs. The surrounding area accommodates a diverse range of uses including well performing schools, two golf courses and recreational facilities including Temple Park leisure centre.

Description

The property comprises a late 1960s brick-built church that is surmounted by a pitched tiled roof which sits within a site of 0.48 acres (0.20 hectares). It extends to 4,453 sq ft (413 sq m) and provides a large nave (congress hall), ancillary rooms and an entrance lobby which has a gallery above. A community hall adjoins the church building that extends to 1,537 sq ft (143 sq m) and comprises a kitchen, storage space and toilets.

Adjoining the community hall is a two storey residential dwelling that is brick built and surmounted by a hipped mansard roof that is tiled. The house has four bedrooms, one en-suite, a bathroom, an open planned kitchen diner, lounges and an integral garage. Externally there is a car park which comprises 14 visitor bays and two disabled parking bays, accessible from Horsley Hill Square to the south. To the east there is a grassed area which accommodates mature trees and vegetation.

The property is bounded by a single storey care home to the north, Centenary Avenue to the west and Horsley Hill Square to the south and east. The surrounding area comprises a mix of residential and commercial uses including a pharmacy, local convenience store and a bookmakers.

Planning

The property falls within the F1 (Learning and non-residential institutions) planning Use Class. The site is therefore suitable for uses including Education, training centres, public libraries, public hall, exhibition halls and law courts.

It is our view that the property may be suitable for a range of alternative uses, subject to the receipt of planning permission and all other necessary consents.

Services

We understand that services are available from Centenary Avenue to the east; however, interested parties are advised to make their own enquiries of the utilities companies.

Information Pack

An information pack is available upon request, also downloadable from the following link:

<https://savillsglobal.box.com/s/bwh5qob2lsszyh6g2h0an4s3wyasdbwj>

Method of Disposal

We are instructed to invite informal sealed tenders for our client's freehold interest. Tenders are sought **by noon Thursday 10th March 2022**. Tenders can be submitted direct via email to Glenn Laws via glenn.laws@savills.com or David Craig at david.craig@savills.com.

In accordance with the Money Laundering Regulations (2017) bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Please note that our client is not obliged to accept the highest or any offer.

VAT

The property is not elected for VAT.

Legal and Agents Costs

Each party is to be responsible for their costs incurred.

