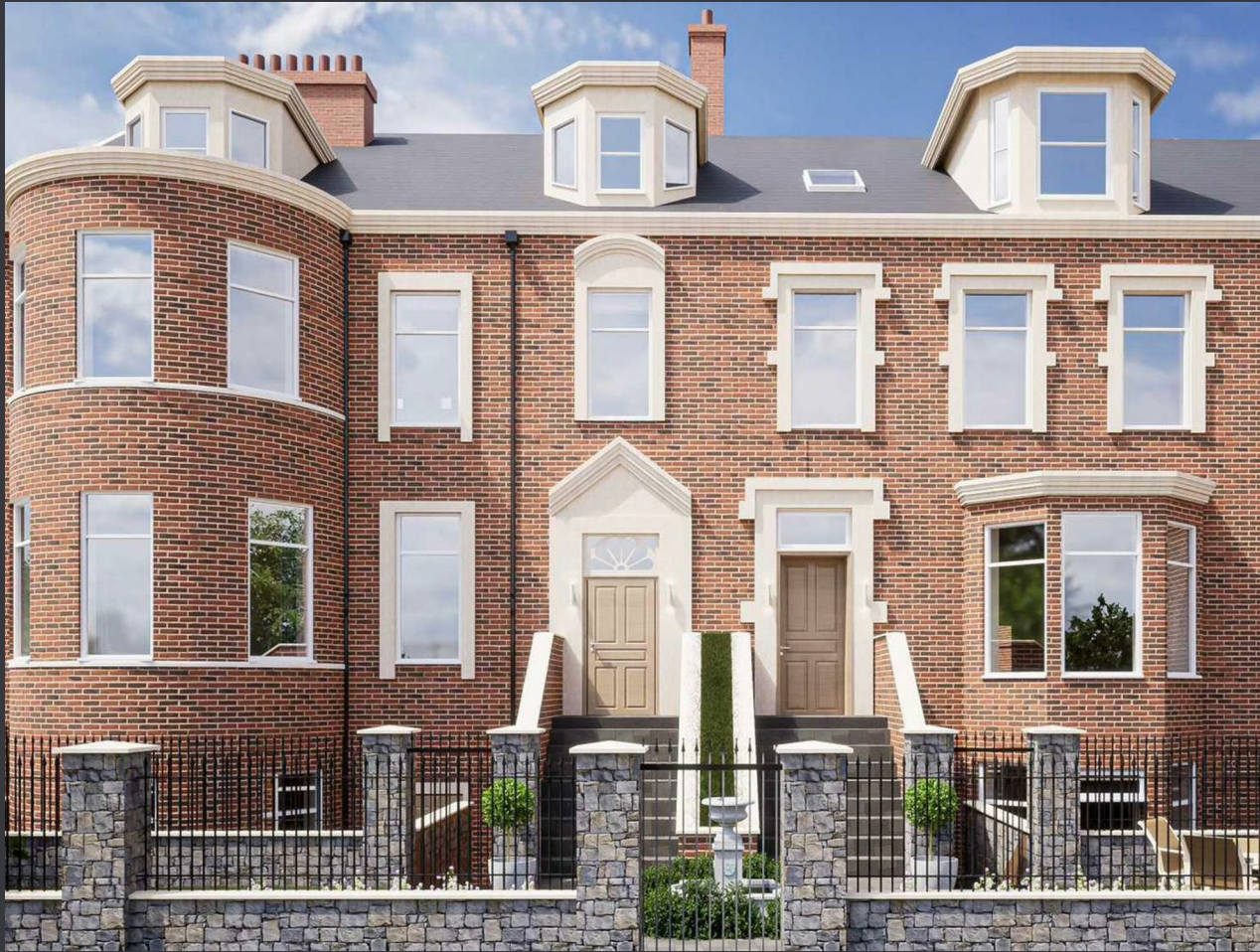




MICHAEL HODGSON

estate agents & chartered surveyors



THE CLOISTERS, SUNDERLAND

£450,000

DEVELOPMENT OPPORTUNITY OR SUITABLE FOR AN OWNER OCCUPIER - PLANNING PASSED FOR CONVERSION TO 9NO APARTMENTS

The property is situated fronting The Cloisters in the highly regarded and much sought after area of Ashbrooke which forms part of The Ashbrooke Conservation Area which is within walking distance of Sunderland City Centre and its many shops, bars, cafes, restaurants and superb transport links. The Cloisters is just off Ryhope Road (A1018) and Tunstall Road and offers convenient access to Park Lane Bus and Metro Interchange. The property comprises two substantial adjoining end and mid terraced properties that are arranged over lower ground, ground floor, first floor and second floor levels offering a range of rooms and accommodation having previously been used as offices.

DEVELOPMENT OPPORTUNITY
CONVERSION TO 9 NO
APARTMENTS

CONVERSION OR OWNER
OCCUPIER

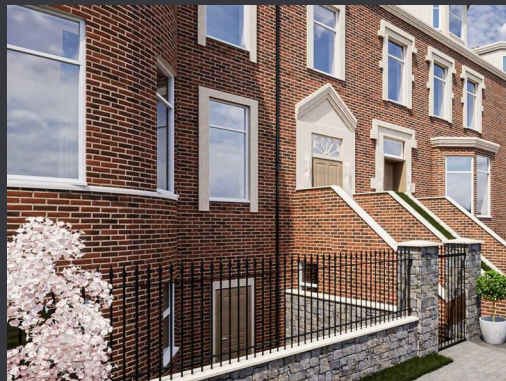
VIEWING ADVISED

PLANNING PASSED

CLOSE TO CITY CENTRE

PLANS UPON REQUEST

EPC RATING: D



THE CLOISTERS, SUNDERLAND

£450,000

LOCATION

The property is situated fronting The Cloisters in the highly regarded and much sought after area of Ashbrooke which forms part of The Ashbrooke Conservation Area which is within walking distance of Sunderland City Centre and its many shops, bars, cafes, restaurants and superb transport links. The Cloisters is just off Ryhope Road (A1018) and Tunstall Road and offers convenient access to Park Lane Bus and Metro Interchange.

DESCRIPTION

The property comprises two substantial adjoining end and mid terraced properties that are arranged over lower ground, ground floor, first floor and second floor levels offering a range of rooms and accommodation having previously been used as offices.

PLANNING PERMISSION

Planning has been passed for:

Change of use to 9no. self-contained apartments, including replacement windows and doors, associated access, landscaping and parking. Removal of 1no. tree to front. (plans and design and access statement available to view 30.06.23)

THE SUNDERLAND COUNCIL REFERENCE NUMBER IS:
22/02594/FUL

PLANS ARE AVAILABLE UPON REQUEST

ACCOMMODATION - CURRENT

We calculate the following approximate areas:

Ground Floor

Total 2285 sq ft 212.28 sq m

First Floor

Total 2319 sq ft 215.44

Second Floor

Total 1636 sq ft 151.98 sq m

Lower Ground Floor

Total 2129 sq ft 197.78 sq m

TOTAL FLOOR AREA 8369 sq ft 777.48 sq m

Externally there is a front courtyard garden and parking provision to the rear for a number of cars.

ACCOMMODATION - PROPOSED

Planning has been passed for the following:

Flat 1: Hall, Living / Dining / Kitchen, 2 Bedrooms, Bathroom.

Flat 2: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom

Flat 3: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom.

Flat 4: Hall, Living / Kitchen / Dining Room, 3 Bedrooms, Bathroom, 2 En Suites, Study

Flat 5: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 6: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 7: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom

Flat 8: Hall, Living / Kitchen / Dining Room, Bedroom, Bathroom

Flat 9: Hall, Living / Kitchen / Dining Room, 2 Bedrooms, Bathroom, En Suite

Externally there would be a communal front garden and to the rear a bin store, bicycle store and 6 parking spaces.

PURCHASE PRICE

Offers in the region of £450,000 - Four Hundred and Fifty Thousand Pounds

TENURE

FREEHOLD

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

