



## Lancaster House, Brownrigg Drive, Cramlington NE23 6UN

- Substantial Former Assisted Living Building
- 44 Units Predominantly Studios & 1 Bedroom Flats
- Floor Area circa 1,961 sq. m. (21,108 sq. ft.)
- Site Area 1.012 Acres (0.409 Hectares)
- Ample Private Parking & Garden Area
- Excellent Investment / Development Opportunity STPP
- Excellent Transport Links / 0.7 Miles from Northumbria Hospital
- Building in Need of Renovation / Modernisation

**For Sale by Informal Tender**

**Deadline for receipt of bids – 12 noon Tuesday 1<sup>st</sup> April 2025**

**Offers in Excess of £650,000 (Unconditional Offers)**

# COMMERCIAL

## Location

Lancaster House occupies a prominent corner position, bordering Brownrigg Drive, Clifton Road, and the B1505, in the heart of a thriving residential area. The property benefits from excellent transport links, situated just off the A189 Spine Road, which connects seamlessly to the A19 and A1M. The location is approximately 13 miles north of Newcastle City Centre and just 0.7 miles from Northumbria Hospital.

## Description

We are pleased to present to the market this former assisted living facility, comprising approximately 44 units, predominantly consisting of studios and one-bedroom apartments plus ancillary space, arranged over two floors and within two separate blocks. The property is offered with vacant possession and provides potential for a range of uses, subject to the necessary consents.

The building requires renovation and modernization, offering an excellent opportunity for redevelopment. Additionally, the site benefits from ample parking and a garden area situated between the two blocks, providing further potential for various uses.

## Floor Area

The floor area is circa 1,961 sq. m. (21,108 sq. ft.)

## Site Area

1.012 Acres (0.409 Hectares)

## Tenure

Freehold

## Price

Guide Price £650,000 +

## Council Tax Band

44 units all registered as band A

## Viewing

Strictly by appointment through this office.

## For Sale by Way of Informal Tender

Bids should be made using the attached bid pro-forma to be submitted to: Michael Fox - Rook Matthews Sayer, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB or emailed to: michael.fox@rmsestateagents.co.uk

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref I169 (Version 2)**

**Prepared 13<sup>th</sup> March 2025**







# COMMERCIAL



**Important Note:** None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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REV	DESCRIPTION	DATE	BY	CHKD
A	ORIGINAL ISSUE			
B	REVISION HISTORY			

This plan, which is believed to be accurate, is set out as a general outline only for guidance. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of this property, any plan, measurement or dimension given on this approval only.



**DRWG No:** LH-FP-01  
**DESCRIPTION:** GENERAL FLOORPLAN & DIMENSION SUMMARY (FIRST FLOOR)  
**SCALE:** DNS  
**DATE:** 30/08/2024  
**JOB No:** SFP-01  
**DRWG No:** LH-FP-01



## **BID PRO-FORMA**

**Lancaster House, Brownrigg Drive, Cramlington NE23 6UN**

### **1.0 Details of Tenderer**

(Name/Organisation  
Address/Telephone)

.....  
.....  
.....  
.....

### **2.0 Offer Details**

Please state your net purchase price and confirm if your offer is conditional or unconditional. If conditional please state the conditions:

Net Purchase Price                    £.....

Conditional or Unconditional .....

Conditions (if applicable) .....

.....  
.....

### **3.0 Development Scheme**

If a planning application is to be submitted, please provide details of the proposed scheme.

.....  
.....  
.....

### **4.0 Timescale**

Please state the anticipated timescale for exchange of contracts and legal completion.

.....





## 5.0 Funding Arrangements

Please confirm if the sale is subject to finance or the sale of other property.

.....

Please provide proof of funds or details of the source of funding. Further details may be requested.

.....

## 6.0 Solicitors

Name .....

Address .....

.....

Telephone No .....

E-mail Address .....

## 7.0 Any Other Matters

Please detail any other matters below or on extra sheets as required.

.....

Signed .....

For and on behalf of .....

Date .....

Bids should be submitted on this bid pro-forma and returned to: FAO Michael Fox - Rook Matthews Sayer, Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YB or by email to: **Michael.fox@rmestateagents.co.uk**

**The closing date is 12 noon Tuesday 1<sup>st</sup> April 2025**





## FORM OF TENDER

1. THE SELLER IS NOT BOUND TO ACCEPT OR CONSIDER THE HIGHEST OR ANY OFFER.
2. Tenderer(s) are to satisfy themselves regarding all aspects of the property, utility connections and planning issues in connection with their proposed purchase.
3. Unsolicited tenders received after **12 noon Tuesday 1<sup>st</sup> April 2025** will not be considered.
4. All Tenderer(s) will be notified of the outcome of their offer as soon as possible.
5. Any tender in the form of “£x above the highest offer” or similar wording will not be considered.
6. Any conditions attached to a tender must be clear and unambiguous. The Seller reserves the right to seek clarification of any aspect of a tender.
7. Subject to Council Approval, the successful Tenderer will be expected to enter into an unconditional exchange of contracts for the purchase of the property within 6 weeks of the draft contract being provided to the successful applicant's solicitor.
8. The Seller reserves the right to re-market the Property if for any reason contracts are not exchanged.
9. Confirmation that you are not a person 'connected' with the Seller or a person connected with the Selling Agents (Rook Matthews Sayer) will also be required prior to the acceptance of any offer.

