

Residential Portfolio in NE16

Causey Row, Marley Hill, Newcastle upon Tyne, Durham, NE16 5EJ

£850,000 Starting Bid

Allocated parking

Property features

- Substantial freehold investment property
- Four self-contained apartments
- Separate one-bedroom cottage
- Five income-producing units
- Three detached garages

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Chapel House, Causey Row, Marley Hill, Newcastle upon Tyne, NE16 5EJ

A Substantial Converted Methodist Church with Exceptional Flexibility, Character & Future Potential.

An exceptional and highly versatile freehold property occupying approximately 0.77 acres (3,097 sq m) in an attractive semi-rural setting opposite the historic Causey Arch. Originally a Methodist church, Chapel House has been thoughtfully converted and now offers a rare combination of character accommodation, extensive grounds, multiple additional living spaces, outbuildings, garages and exciting future potential.

The property is equally suited to a purchaser looking for a substantial family home, a multi-generational residence, a private country retreat, a holiday accommodation opportunity or a property that can provide a combination of residential and income-generating uses. Currently arranged to provide a principal two/three-bedroom residence, four self-contained apartments and a separate one-bedroom stable conversion, the property offers an exceptional degree of flexibility. The existing accommodation could be retained in its current format, adapted to provide holiday accommodation or serviced stays, or potentially brought together to create one impressive and extensive private residence, subject to the necessary works and consents.

A Property Full of Character, History & Possibilities:

The principal residence enjoys a particularly attractive position, with open countryside and field views to the front and a picturesque wooded dene to the rear. The property's origins as a converted Methodist church provide an unusual and distinctive character, while the existing layout offers considerable versatility for both residential and investment purchasers. The accommodation could provide a comfortable main residence whilst the additional accommodation offers an opportunity to accommodate extended family, guests or visitors. Alternatively, the property could be reimagined as a substantial single home, creating an unusually spacious residence with a range of additional rooms, guest accommodation, work-from-home areas, leisure spaces and ancillary accommodation. The scale and layout also lend themselves particularly well to a holiday home, serviced accommodation or boutique holiday accommodation concept, allowing different areas of the property to be utilised independently or collectively depending upon the purchaser's requirements.

Additional Accommodation

The property currently includes:

*Four self-contained apartments

*Separate one-bedroom stable conversion

*Principal two/three-bedroom residence

*Large open-plan living accommodation

*Fitted kitchens

*Generous bedrooms

*Shower room facilities

*Private terrace/seating areas

*Office and ancillary spaces

*Integral garage

*Detached triple garage with extensive roof storage

*Workshop

*Further outbuildings

*Secure gated courtyard

*Extensive private parking

*Gardens and grounds

The accommodation is arranged around an attractive and private courtyard, accessed through impressive wrought iron double gates. The courtyard creates a wonderful sense of arrival and provides considerable parking and circulation space, while the surrounding grounds offer privacy, space and excellent potential for landscaping and outdoor entertaining.

Holiday & Guest Accommodation Potential:

The property's flexible layout and distinctive location provide an interesting opportunity for those considering holiday lets, serviced accommodation, guest accommodation or a countryside retreat.

Although the postal address is Marley Hill, Chapel House is not situated within Marley Hill village itself. The property occupies a peaceful rural position directly opposite the historic Causey Arch, providing a unique setting with an established tourist attraction on the doorstep.

Causey Arch is recognised as the oldest surviving single-arch railway bridge in the world, while the nearby Tanfield Railway operates steam trains and attracts visitors to the area throughout the year.

The location is particularly interesting for purchasers considering an income-generating accommodation business, with a number of established attractions, hospitality venues and wedding destinations within the surrounding area.

Nearby destinations include:

*Beamish Park Hotel, a popular wedding and events venue

*South Causey Inn, a well-known wedding and hospitality destination

*The Black Horse, another popular local venue

*Beamish Museum, one of the region's major visitor attractions

*Tanfield Railway and Causey Arch

These attractions and venues help create year-round visitor interest in the surrounding area and may appeal to purchasers looking to operate some or all of the existing accommodation as holiday or guest accommodation, subject to the appropriate planning, licensing and other requirements.

The existing self-contained apartments could potentially allow several separate units to be operated independently, while the principal residence and communal areas could provide a larger group accommodation concept.

The stable conversion could provide particularly useful independent guest or holiday accommodation, allowing it to be utilised separately from the principal residence and apartment accommodation.

There is also potential for a purchaser to create a more bespoke destination, subject to the appropriate planning and other consents, potentially incorporating:

*Luxury holiday accommodation

*Large-group accommodation

*Family holiday accommodation

*Serviced apartments

*Guest accommodation

*A countryside retreat

*Multi-generational living

*A private residence with ancillary accommodation

The property's combination of space, privacy, parking, countryside surroundings, historic interest and proximity to established tourist attractions and wedding venues makes it particularly interesting for a purchaser looking beyond a conventional residential property.

Potential to Create One Exceptional Home.

One of the most appealing aspects of Chapel House is the sheer flexibility of the existing accommodation.

Rather than retaining the current arrangement of separate apartments and the stable conversion, a purchaser could explore the possibility of combining areas of the property to create a large and highly individual country home.

Depending upon the purchaser's requirements and subject to the necessary consents and alterations, there is potential to create multiple reception rooms, additional bedrooms, guest suites, home offices, entertaining spaces and leisure accommodation.

The separate stable conversion and existing ancillary buildings could potentially provide ideal guest, family or work accommodation, whilst retaining a degree of independence from the principal living space.

This provides an opportunity to create a property that is genuinely tailored to the purchaser, rather than being restricted to a conventional house layout.

Gardens, Grounds & Outbuildings:

The property occupies approximately 0.77 acres, providing a substantial amount of private land for a property of this type.

The grounds include extensive gardens, mature surroundings, parking areas, a secure courtyard and a range of substantial outbuildings.

The detached triple garage, workshop and additional buildings provide considerable storage and ancillary space and may offer further opportunities for adaptation, subject to planning and building regulations.

The combination of the buildings and land gives Chapel House an unusually broad range of potential future uses.

Development Potential:

The property has also previously benefited from planning approval for a detached dwelling.

While any previous planning permission should be independently verified and may require renewal or a fresh application, this provides an indication of the property's potential for further development.

Future purchasers may therefore wish to investigate opportunities including:

*Additional residential accommodation

*A new detached dwelling

*Conversion or redevelopment of existing outbuildings

*Expansion or reconfiguration of the existing accommodation

*Holiday accommodation

*Ancillary leisure or guest facilities

Any development or change of use would, of course, be subject to the relevant planning permissions, consents and regulations.

The Location – Historic Attractions & Year-Round Visitor Appeal:

Chapel House enjoys a peaceful and secluded rural position directly opposite the historic Causey Arch, surrounded by open countryside and attractive rural scenery.

The property's location provides an unusual combination of countryside living and proximity to established tourist attractions and hospitality venues.

The nearby Causey Arch and Tanfield Railway provide a distinctive point of interest, with the railway's steam services attracting visitors to the area.

The property is also situated close to Beamish Park Hotel, South Causey Inn and The Black Horse, all of which are established venues associated with weddings, events and hospitality.

The internationally recognised Beamish Museum is also within the wider surrounding area and attracts visitors throughout the year.

This combination of tourist attractions, wedding venues, events and countryside surroundings could be particularly appealing to purchasers considering the potential income-generating opportunities presented by the property's four self-contained apartments and additional accommodation.

Despite its tranquil rural setting, the property remains conveniently positioned for access to Newcastle upon Tyne, Gateshead, Durham and the wider North East via the A1(M) and surrounding road network.

The area provides an appealing combination of countryside living and accessibility, with numerous walking routes, local amenities, public houses and restaurants within the surrounding area.

A Rarely Available Opportunity:

Chapel House is a property that offers considerably more than a conventional residential purchase.

With its converted Methodist church origins, character accommodation, multiple independent living spaces, stable conversion, extensive grounds, substantial outbuildings and previous development potential, it provides an incoming purchaser with the freedom to decide how the property should ultimately be used.

Whether the vision is to create:

*A substantial private country home

*A multi-generational family residence

*A luxury holiday accommodation business

*A collection of independent guest/holiday units

*A rural retreat

or a combination of residential and income-producing accommodation, Chapel House offers an exceptional platform from which to create something truly individual.

Its position opposite the historic Causey Arch and close proximity to Tanfield Railway, Beamish Museum and several established wedding and events venues adds a further dimension to the property's potential and may be of particular interest to purchasers seeking an opportunity to generate an income from the existing accommodation.

Viewing is strictly by appointment only.

For further information or to arrange a private viewing, please contact the selling agent.

Price: Starting Bid £850,000

Property Type: Residential Portfolio

Business Type: B & B's

Internal Size: 2842 Square Feet

Parking: Allocated

Listed property: No

Conservation area: No

Water meter: No

Location



Marley Hill is a highly desirable village location situated between Newcastle upon Tyne, Gateshead and Durham. The property enjoys a pleasant semi-rural setting whilst remaining within easy reach of the A1(M), Metrocentre, Newcastle city centre and the region's major employment hubs.

The area continues to benefit from strong demand for both residential and short-term accommodation, aided by nearby attractions including Beamish Museum and the wider Durham countryside.

Accommodation



The accommodation currently comprises:

* A Two / three bedroom cottage used as the main residence
* Four self-contained apartments
* Separate one-bedroom cottage
* Three detached garages
* Separate workshop building
* Extensive parking and storage areas
* Approximately 0.77 acres of grounds
* Land with previous planning consent for a detached dwelling

Development Opportunity



A key feature of the property is the adjoining land, which has previously benefitted from planning permission for the construction of a detached residential dwelling.

Purchasers may wish to investigate the potential for renewing or revising previous consents, presenting an opportunity to enhance both capital value and future income generation.

EPC

We await a copy of the energy performance certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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