



## Residential Portfolio in NE16

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

**£1,000,000** Starting Bid

Allocated parking

## Property features

- ✓ Substantial freehold investment property
- ✓ Four self-contained apartments
- ✓ Separate one-bedroom cottage
- ✓ Five income-producing units
- ✓ Potential income approximately £45,600 per annum



## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

Multi-Income Investment Opportunity with Development Potential on Approximately 0.77 Acres

**\*\*Guide Price: £1,000,000\*\***

An exceptional opportunity to acquire a substantial freehold property comprising a charming two/three-bedroom cottage, four self-contained apartments, a separate one-bedroom cottage, extensive outbuildings, garages and development land extending to approximately **\*\*0.77 acres (3,097 sq.m)\*\*** in the highly desirable semi-rural village of Marley Hill.

Offering multiple income streams alongside significant future development potential, Chapel House presents a rare opportunity for investors, developers, serviced accommodation operators, multi-generational families or owner-occupiers seeking an income-producing asset in an attractive countryside setting.

The property has a potential annual income of approximately **\*\*£45,600 per annum\*\*** from the four self-contained apartments and separate one-bedroom cottage, whilst also benefiting from vacant possession of all apartments, providing incoming purchasers with immediate flexibility to re-let, refurbish, reposition or redevelop the accommodation to maximise returns.

### Accommodation & Site Features

The principal residence is a characterful two/three-bedroom cottage enjoying an enviable position with open views across surrounding fields to the front and a picturesque wooded dene to the rear.

In addition, the property includes:

\* Four self-contained residential apartments

\* Separate one-bedroom cottage/apartment

- \* Large open-plan living accommodation with fitted kitchen

- \* Generous double bedroom and shower room

- \* Private terrace seating area

- \* Integral garage

- \* Detached triple garage with extensive roof storage

- \* Workshop and additional outbuildings

- \* Secure gated courtyard

- \* Off-street parking for numerous vehicles

- \* Extensive gardens and grounds

The attractive courtyard area is accessed via impressive wrought iron double gates and provides secure parking and circulation space for residents and visitors alike.

#### Development Potential

A key feature of the property is the substantial landholding extending to approximately 0.77 acres, offering significant future opportunities.

The site has previously benefited from planning approval for a detached dwelling and may present further residential development opportunities, subject to obtaining all necessary consents.

Potential purchasers may wish to explore:

- \* Construction of additional residential accommodation

- \* Reinstatement or renewal of previous planning permissions

- \* Conversion of existing garages and outbuildings (subject to planning)

- \* Enhancement and optimisation of existing rental accommodation

- \* Alternative income-generating uses

#### Investment Summary

**\*\*Guide Price:\*\*** £1,000,000

**\*\*Current Gross Annual Income:\*\*** £45,600 per annum

**\*\*Current Gross Yield:\*\*** 4.56%

Further value may be realised through:

- \* Rental growth across existing units
- \* Refurbishment and repositioning strategies
- \* Development of the site and outbuildings
- \* Additional residential accommodation subject to planning
- \* Future capital appreciation of this substantial landholding

#### Location

Chapel House occupies a peaceful and secluded position within the sought-after village of Marley Hill, surrounded by open countryside whilst remaining exceptionally well connected.

The property enjoys convenient access to the A1(M), providing excellent transport links to Newcastle upon Tyne, Gateshead, Durham and the wider North East region.

The surrounding area offers an abundance of countryside walks, highly regarded public houses, restaurants and local amenities, making this an attractive location for both permanent residents and short-term accommodation guests.

Viewing: Viewing is strictly by appointment only.

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

Price: Starting Bid £1,000,000

Property Type: Residential Portfolio

Business Type: B & B's

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.



## Rental Income

| Unit                 | Monthly Income |
|----------------------|----------------|
| Apartment 1          | £700 pcm       |
| Apartment 2          | £700 pcm       |
| Apartment 3          | £700 pcm       |
| Apartment 4          | £700 pcm       |
| One-Bedroom Cottage  | £1,000 pcm     |
| Total Monthly Income | £3,800 pcm     |
| Total Annual Income  | £45,600 pa     |



## 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](mailto: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.





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

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

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116,  
whickham@pattinson.co.uk, www.pattinson.co.uk**

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