

Commercial Development in NE27

Benton Road, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0EP

£400,000 Starting Bid

Garage parking

Property features

- Four-bedroom detached family
- Substantial warehouse accommodation over two floors
- Approximately 60ft x 34ft warehouse footprint
- Two reception rooms
- Modern kitchen/breakfast room

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.

Exceptional Detached Residence with Substantial Warehouse Premises

Detached Four-Bedroom House | Extensive Two-Storey Warehouse | Triple Garaging | Significant Development & Business Potential

An outstanding and highly versatile freehold opportunity comprising a spacious four-bedroom detached family home alongside a substantial warehouse facility extending to approximately 60ft x 34ft over two floors. Rarely do properties of this nature come to the market, offering an ideal combination of residential accommodation and extensive commercial/storage space suitable for a variety of uses, subject to any necessary consents.

The residential accommodation is well presented throughout and briefly comprises an entrance vestibule leading into a welcoming hallway, a generous lounge with feature fireplace, separate dining room, and a modern fitted kitchen/breakfast room with integrated appliances and ample dining space.

To the first floor are three well-proportioned bedrooms and a spacious contemporary family bathroom featuring a freestanding bath and separate shower enclosure. The second floor hosts an impressive principal bedroom suite with en-suite shower room and elevated views across nearby allotments.

Externally, the property benefits from a front garden, extensive block-paved parking areas to the side and rear, a lawned garden section, and a valuable triple garage complex providing additional storage and vehicle accommodation.

The standout feature of this unique offering is the adjoining warehouse building. Arranged over two floors and currently divided into four substantial sections, the warehouse benefits from light and power throughout, dual staircase access, and further garage facilities including an electric roller door. The space presents exceptional potential for storage, workshops, distribution, light industrial use, creative workspace, or future redevelopment opportunities, subject to planning and regulatory approval.

Viewing

Internal inspection is essential to fully appreciate the scale, flexibility and potential offered by this exceptional mixed-use property. Early viewing is strongly recommended.

For sale through Pattinson Auction under Conditional Terms.

Price: Starting Bid £400,000

Property Type: Commercial Development

Business Type: Garage

Internal Size: 4618 Square Feet

External Size: 4618 Square Feet

Parking: Garage

Listed property: No

Conservation area: No

Water meter: No

Location

Situated on Benton Road, the property enjoys excellent access to Newcastle upon Tyne, the A19, Tyne Tunnel and wider regional transport links. The location offers convenient access to local amenities while providing a unique combination of residential living and commercial flexibility.



Tenure

Freehold Title

Rateable Value

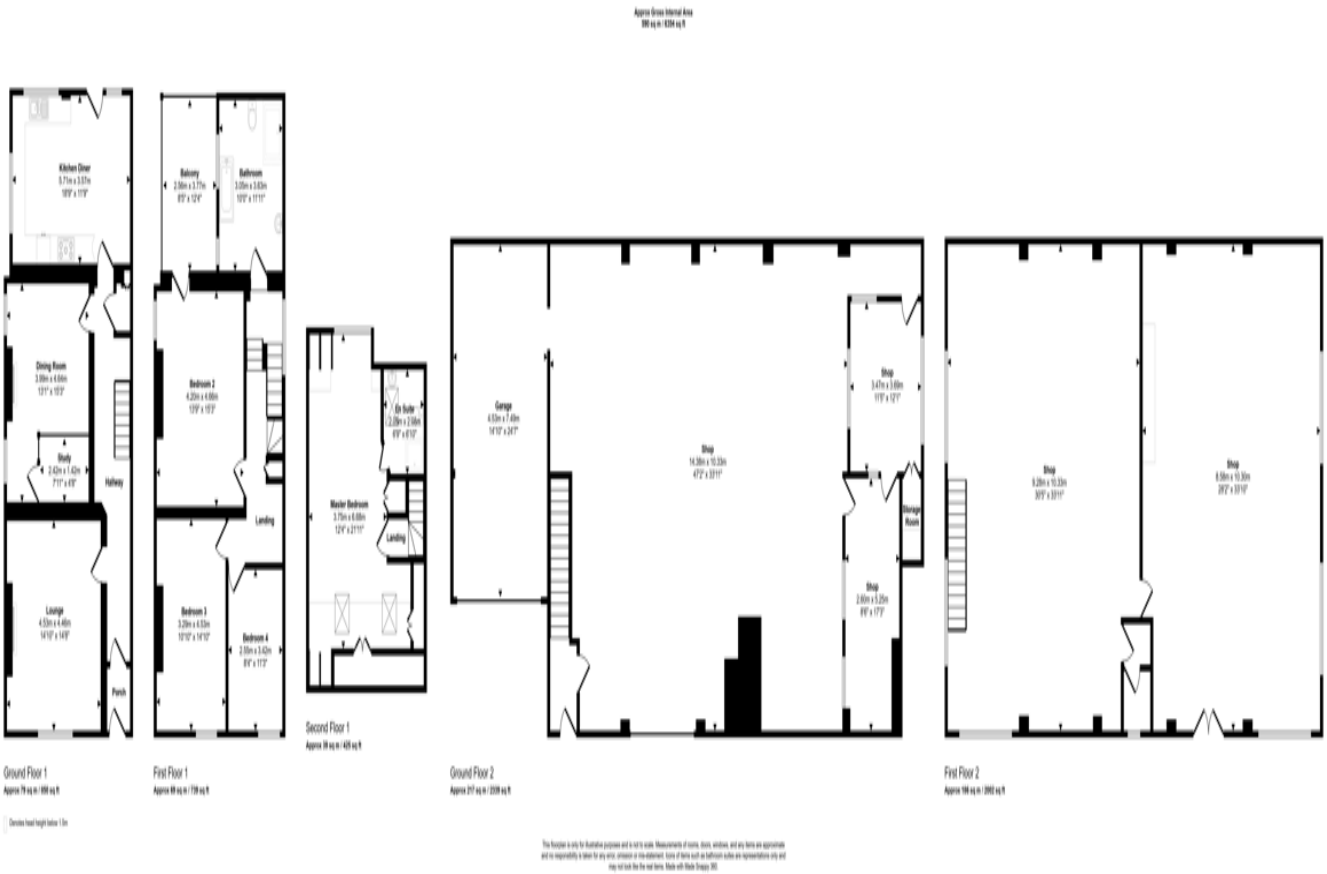
The current rateable value is £3,600 as of 1st of April 2026. Sourced from VOA.

EPC

House: Available upon request (rating D).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@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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