

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

Land And Chapel, High Spen



Offers over £180,000

TO VIEW PROPERTIES CONTACT

sales@tyneandcountry.com or telephone **01207 260 707**

Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com

**** LAND AND BUILDING ****

**** EXCITING DEVELOPMENT OPPORTUNITY ** NO ONWARD CHAIN ****

Tyne and Country are delighted to offer for sale this property and surrounding land to potential investors and developers. Whilst there is no 'Planning Permission' in place it is estimated that if the present building is demolished there will be space for an eight house building development. The site occupies a prime spot at the top of East Street, High Spen. The semi-rural location of High Spen is a popular village which is surrounded by open countryside. It is a great development project so viewing is highly recommended. * Conversion/building opportunity *

ACCOMMODATION COMPRISES OF

FRONT HALLWAY to follow

A reception hall opens into the main body of the original chapel



MAIN AREA 17.074m x 9.945m

Large space ready to be developed. Some original fixtures and fittings remain. Viewing is essential.



REAR ENTRANCE & HALL

A rear reception hall - doors giving access leading to the original altar area. Door to a rear reception room



MEETING ROOM 4.877m x 4.792m

Good size room with doorway giving access to a hallway.

HALLWAY

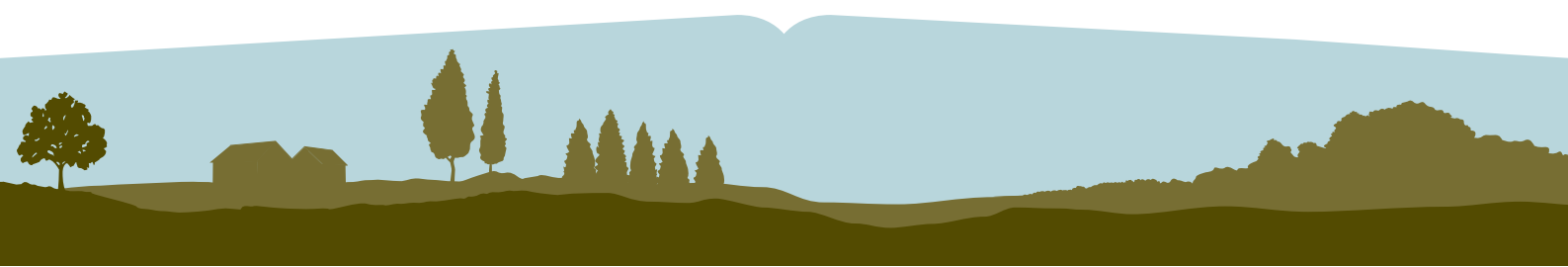
With doors to the boiler room, WC and washroom facilities and the kitchen area

KITCHEN AREA

Room originally used as a kitchen

TOILET AREA

EXTERIOR



TO VIEW PROPERTIES CONTACT

sales@tyneandcountry.com or telephone **01207 260 707**

Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



LAND

Surrounding land



LOCATION

High Spen is a village approximately 15 minutes drive

from Gateshead Metro Centre and the A1 North and South, allowing good road access to major Tyneside centres. With beautiful surrounding Countryside and attractions that include Chopwell Woods, Garesfield Golf Club and the picturesque Derwent Walk, (being the habitat of several pairs of Red Kites). The local Secondary School is within walking distance along with the Doctors Surgery and the village Public House.



HISTORY

The opening of the High Spen Methodist Chapel at East Street, took place on Good Friday, 3rd April 1885. The Chapel was to hold 320 persons, the vestry 30, the architect was Mr Southern. In 1896 James Lee, the Chapel Steward, was paid 30 shillings per year for opening and closing the Chapel and vestry and attending to the oil lamps. Electric lights were installed in 1904 at a cost of £21. Easter Weekend was celebrated as the time of the Chapel Anniversary

and the 'Blaydon Courier' of Saturday 21st April 1906 read: "The Primitive Methodists of High Spen have experienced a most successful weekend. The Eastertide gatherings have attracted extraordinary companies. Upward of 800 people attended a tea on Good Friday, the sum of £20 was realised. Prior to the tea a service was addressed by Mr T.

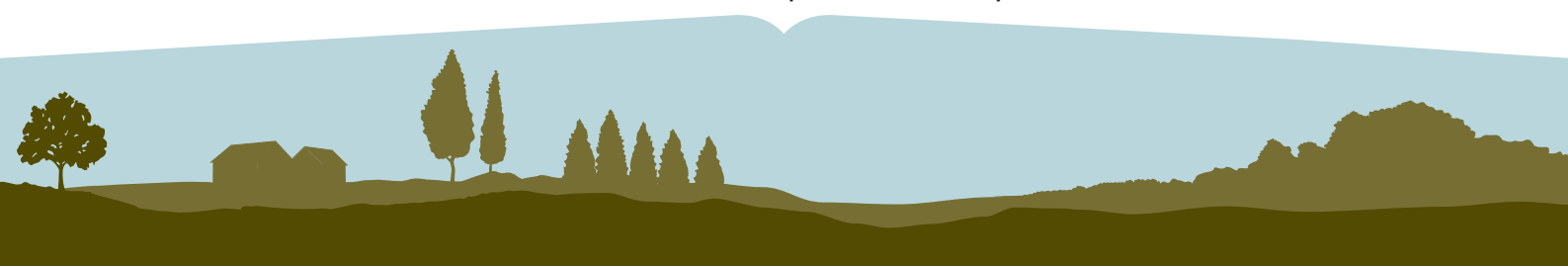


VIEWING ARRANGEMENTS

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION.

OPENING HOURS

OUR OFFICE IS OPEN MONDAY



TO VIEW PROPERTIES CONTACT

sales@tyneandcountry.com or telephone **01207 260 707**

Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com

TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

VACANT PROPERTY

NO ONWARD CHAIN

MORTGAGE ADVISE

We offer a free Independent Mortgage Service to both our buyers and sellers. All rates are different and we have access to all currently available lenders. Please ask one of our Negotiators for your FREE, NO OBLIGATION mortgage appointment.

TENURE

WE ARE NOT QUALIFIED TO VERIFY TENURE ON PROPERTIES. WE DO NOT SEE SIGHT OF THE RELEVANT DOCUMENTATION PRIOR TO MARKETING A PROPERTY. PROSPECTIVE PURCHASERS MUST MAKE THEIR OWN ENQUIRIES WITH THEIR LEGAL ADVISOR.

MEASUREMENTS

ALL MEASUREMENTS ARE TAKEN WITH A LASER MEASURER. THEY ARE NOT 100% ACCURATE AND ARE GIVEN AS A GUIDELINE ONLY. PURCHASER MUST SATISFY

THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

AGENTS DISCLAIMER

Tyne and Country act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only in good faith with the co-operation of the vendor of the property. All descriptions, dimensions and references to condition and orientation are given without responsibility and intending purchasers should satisfy themselves by way of inspection, survey or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness for the property or its fixtures and fittings. You must rely on your own enquiries. Tyne and Country are members of the Property Ombudsman and we adhere to their codes of practice.

PROFESSIONAL MEMBERSHIPS

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.

