Callerton Garden Centre, Stamfordham Road, Callerton, Newcastle upon Tyne

A garden centre with ancillary uses in a sought after and convenient location, occupying a site extending to 0.94 ha (2.32 ac) with exciting redevelopment opportunities, subject to obtaining the necessary consents.

Approximate mileages: Newcastle 6 miles • Durham 25 miles • Sunderland 19 miles • Carlisle 54 miles • Edinburgh 100 miles

Situation
Callerton Garden Centre is situated 3 miles due south of Ponteland and less than a mile from Callerton itself, which supports the popular Poachers Cottage public house/restaurant. Newcastle city has become a major regional centre and provides a broad range of retailing, educational and cultural facilities, with Ponteland village offering an additional choice. For the commuter, the A69, A68 and A1(M) link the significant centres of the region, complemented by Newcastle International Airport and the east coast mainline railway. Many of the regions renowned attractions are within a short drive, beyond which can be found the delights of North Yorkshire, The Lake District, Cumbria, The Scottish Borders and the East Coast.

The Property
Occupying a site extending to 0.94 ha (2.32ac), the principal use is that of a garden centre with a café and detached two bedroom bungalow as ancillary accommodation. There are a number of different and associated users also on site, demonstrating a broad range of business opportunities.

Situated to the north of B6324, it is surrounded by open countryside with far reaching views – especially to the south. There is hard standing / parking suitable for 23 vehicles with potential to expand on this number if desired.

Whilst a continued commercial operation is possible, there may be alternative uses which could be sought, subject to obtaining the necessary consents. The emerging policy framework for Newcastle and Gateshead is proposing significant housing growth around Callerton and Throckley.

The site has a good frontage onto the B6324 which leads to Newcastle upon Tyne through Westerhope and the western by-pass (A1).

Located to the eastern side of the site is a modern detached bungalow. The accommodation comprises a large entrance hall leading to a living room, with wood burning stove, which in turn opens out into a sun room. There is a breakfast kitchen and conservatory along with two bedrooms and a bathroom/WC. The property has LPG central heating and small gardens with views over the adjoining countryside along with private parking facilities.

General Information

Offer Process
Offers will be considered on an unconditional and conditional basis and may be subject to a clawback / overage clause depending upon the terms of the bid.

Note 1
The bungalow has an occupancy restriction preventing its sale separately to the garden centre. It is currently let on an Assured Shorthold tenancy agreement.

Services
Mains electricity and water are connected. Drainage is via a private system

Tenure
The property is freehold

Local Authority
Newcastle City Council 0191 278 7878

Rates
The current rates payable are TBC.

Post Code
NE5 1NL

Viewings
Viewing is via telephone appointment with the sole selling agents, Smith Gore, Main Street, Corbridge, NE45 5LD. Telephone 01434 632404.

Date of information
Photographs and Particulars prepared November 2013.

Directions
From Corbridge, head east on the A69 following signs for Ponteland. On leaving the A69, turn left at the roundabout and proceed up to the T-junction. Turn right and continue past the next two left turns and shortly thereafter, as the road sweeps around to the left, the property will be found on the left hand side.
Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.