

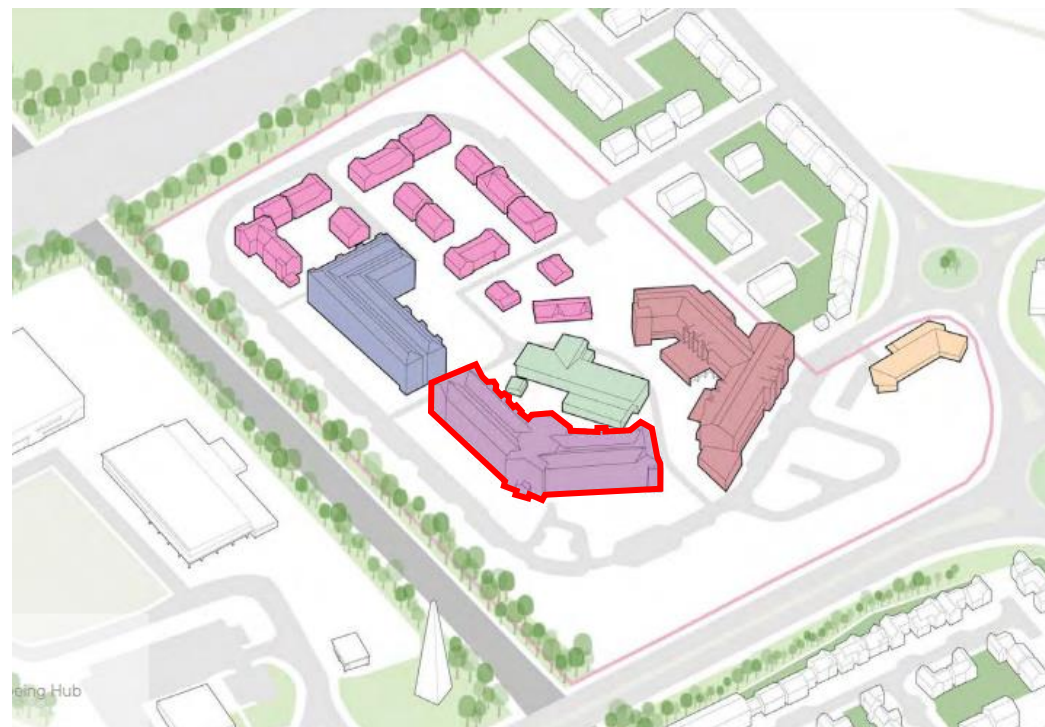
# EXTRA CARE INVESTMENT FOR SALE

Backworth Park, Backworth, North Tyneside, NE27 0GY

- Extra Care investment for sale
- Planning permission for the Backworth Ageing Well Village
- The plans total 52 apartments being developed by Northumberland Estates
- In close proximity to the A1 and A19
- Backworth Park is an upcoming area surrounded by residential developments constructed by Cussins, Miller Homes, Taylor Wimpey, and Story Homes
- The site will include a pre-school nursery, community gardens, and interactive leisure zones.

**Freehold Offers Invited**

**BradleyHall**



## LOCATION

Backworth is a village located in the metropolitan borough of North Tyneside in Tyne and Wear, England. It is situated approximately 3 miles (4.8 km) west of Whitley Bay and 5 miles (8 km) north of the city centre of Newcastle upon Tyne. Backworth has seen huge investment in past years with residential developers including Cussins, Miller Homes, and Taylor Wimpey all developing new sites.

The site is in proximity to major cities and towns, due to the site's location, it makes it a prime area for residential development. Backworth Park can be accessed via A186 which leads onto the A19 going north and south bound. Hotspur North-Brownsman Court bus stop is located 0.8 miles from the site giving local residents transport to the likes of North Shields and Ashington. There is also a train station 0.7 miles away that goes both North and South bound giving the site a wider range of accessibility.

## DESCRIPTION

The Extra Care development opportunity at Backworth Park consists of 52 extra care apartments 47no are 1 bed apartments, and 5no are 2 bed apartments. The development totals 52 apartments and has a capacity for 109 people.

Despite its rural charm, Backworth boasts convenient access to a range of amenities and services. Nearby towns provide shopping opportunities, dining establishments, and recreational facilities, ensuring that residents have everything they need within easy reach.

## ACCOMADATION

We calculate the approximate net internal floor areas to be as follows:

<b>Total</b>	<b>5,062m<sup>2</sup></b>	<b>54,487ft<sup>2</sup></b>
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## ANTI-MONEY LAUNDERING REGULATIONS

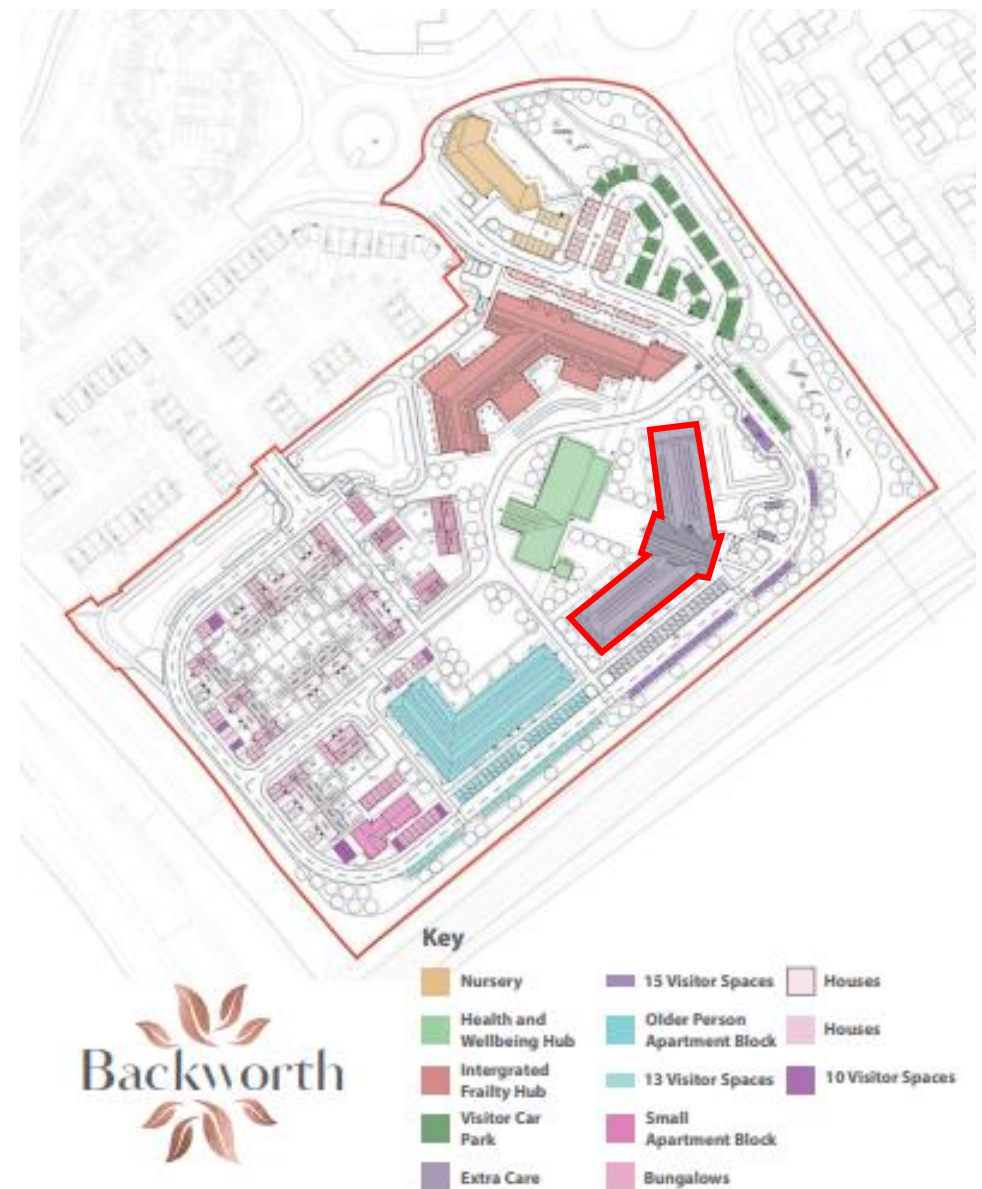
In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: [callum.armstrong@bradleyhall.co.uk](mailto:callum.armstrong@bradleyhall.co.uk)



Adjacent to Hotspur North

0.3 miles from A19

6.4 miles from A1



Car parking situated on site

Bus stop located on Hotspur North – Brownsman Court

6.2 miles from Tynemouth

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## TERMS

Freehold offers are invited, our client does not have to accept the highest offer put forward, or any offer at all.

### IMPORTANT NOTICE

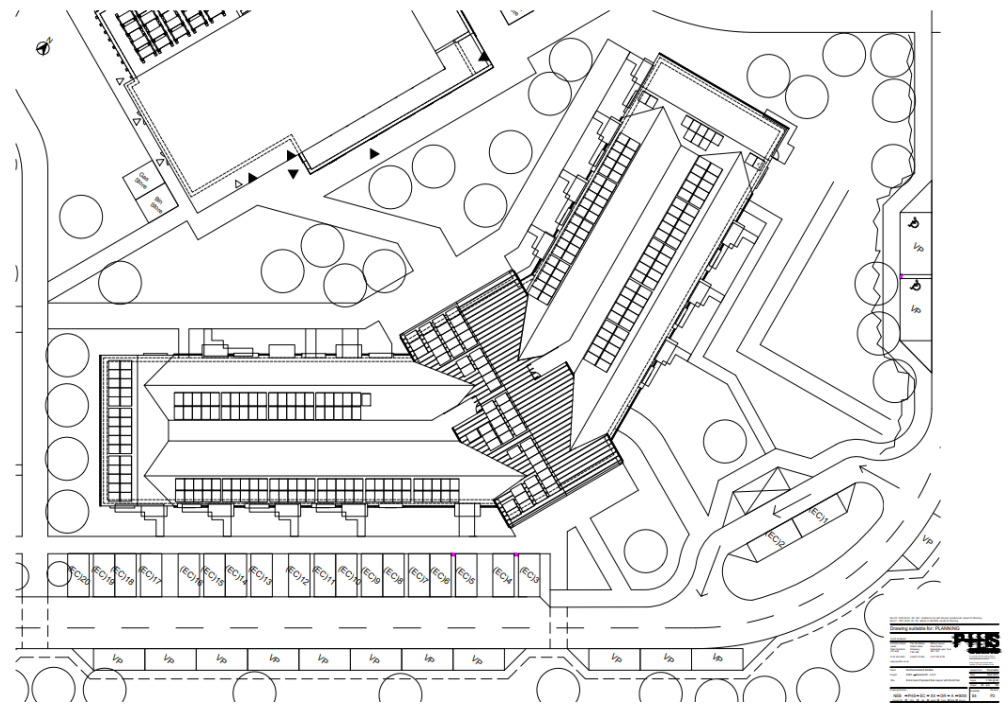
Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

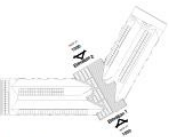
In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.



Elevation 1 - Main Elevation Facing Access Road



Elevation 2 - Rear Elevation Facing Walkway Core



Elevation Views



# CONTACT US

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