



FOR SALE

DEVELOPMENT OPPORTUNITY

1-4 Claremont Terrace
Newcastle-Upon-Tyne
NE2 4AE

 **Barker
Proudlove**

ON THE INSTRUCTION OF NEWCASTLE UNIVERSITY

LOCATION & PROPERTY OVERVIEW

LOCATION

1-4 Claremont Terrace occupies a prominent corner position at the junction of Claremont Terrace and North Terrace in the Spital Tongues area of the city. It sits on the edge of both the Royal Victoria Infirmary and Newcastle University campus.

The property is within a 5-minute walk of the city centre and benefits from close proximity to the A167 Central Motorway, connecting the area to the wider city road network.

Claremont Terrace is characterised by a varied mix of residential, office and leisure occupiers, creating a thriving, characterful environment throughout the day and evening.

Directly to the rear sits the University's Paul O'Gorman Building, a key centre for campus activity, whilst the wider surroundings include 1,500 student accommodation rooms owned and operated by the University.

PROPERTY OVERVIEW

No. 1-4 Claremont Terrace comprises two buildings (No.1-2 and 3-4) that have been internally connected and extended to approximately 13,925 sq ft (GIA), over lower ground, ground and two upper floors.

The property has been in University ownership since 1967, with the most recent use as office space. The main section is divided into individual rooms accessed from two central staircases. There are a series of outriggers to the rear with their own entrances and previous ancillary residential use in building 1-2.

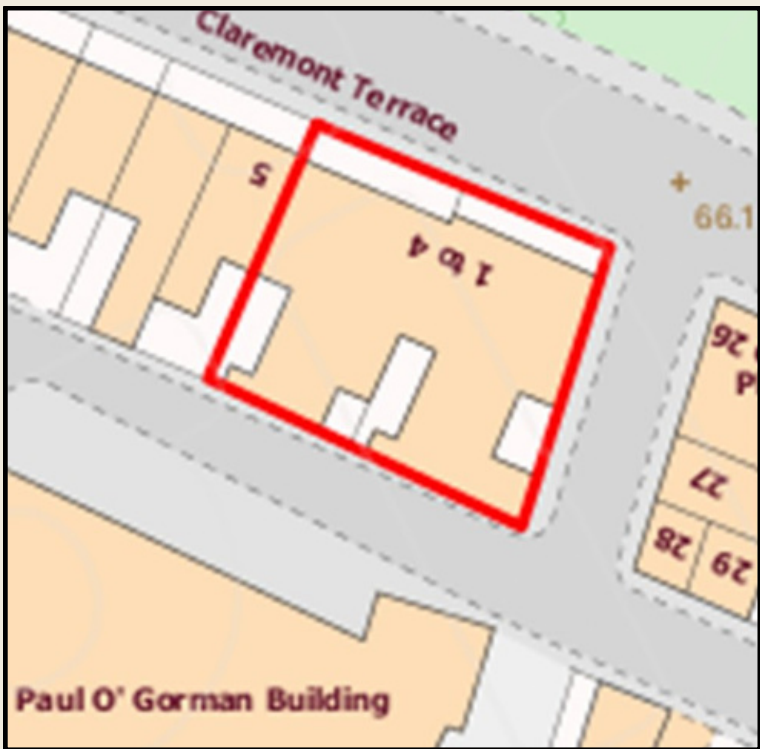
LOCATION PLAN



NEWCASTLE CITY CENTRE CONTEXT (SOURCE: GOOGLE MAPS)



VIEW OF CLAREMONT TERRACE LOOKING WEST



INDICATIVE OWNERSHIP BOUNDARY (RED OUTLINE)



VIEW OF CLAREMONT TERRACE LOOKING EAST

DESCRIPTION & PROPERTY INFORMATION

DESCRIPTION

No. 1-2 and 3-4 Claremont have been internally connected on ground, first and second floors.

No. 1-2 Claremont is an end-terrace property with a frontage onto North Terrace, providing access at lower ground and ground floor level together with pedestrian access to the rear. It also has a garage space fronting North Terrace and incorporates two former residential units.

No. 3-4 Claremont is a mid-terrace property with rear pedestrian access via two gates into a rear yard.

SCHEDULE OF ACCOMODATION

The floor areas below are indicative only. It is estimated the total Net Internal Area is c. 10,650 sq ft with a Gross Internal Area of c. 13,925 sq ft. Parties are advised to undertake their own due diligence with regards to floor areas. PDF and CAD Plans are available as part of the property data room.

Floor	No. 1-2	No. 3-4	Total GIA Sq Ft
Estimated GIA (Sq Ft)			
Lower Ground	2,061	1,656	3,717
Ground	2,240	2,021	4,261
1 st Floor	1,809	1,630	3,439
2 nd Floor	1,265	1,242	2,507
TOTAL	7,375	6,550	13,925

TENURE

Freehold. Please note that there are restrictive covenants on the title regarding the sale of alcohol. Prospective purchasers whose intended use may conflict with this should take appropriate advice.

VAT

The property is not elected for VAT.

EPC

Available in the data room.

RATING ASSESSMENT

Rateable Value (April 2026): £87,000

PROPERTY ELEVATIONS



REAR OF NO. 1-2

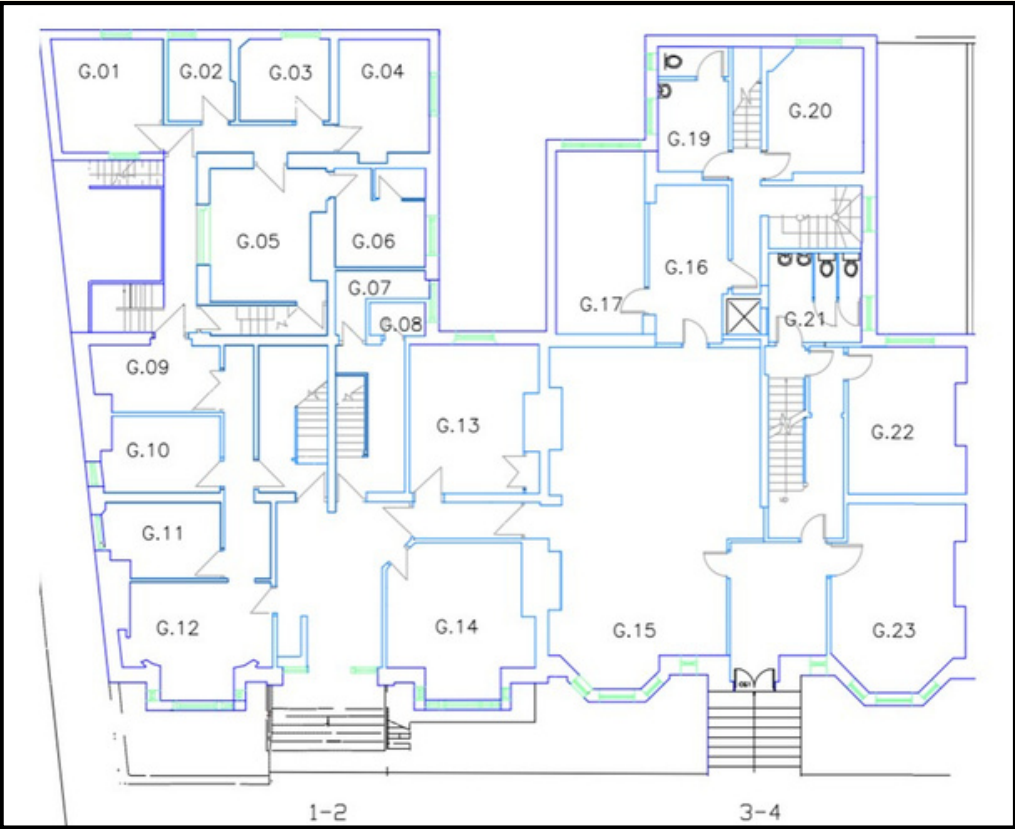


REAR OF NO. 3-4



AERIAL VIEW OF REAR ELEVATION

GROUND FLOOR PLAN



FURTHER CAD/PDF PLANS ARE AVAILABLE IN THE DATA ROOM

DEVELOPMENT OPPORTUNITY & SALE PROCESS

DEVELOPMENT OPPORTUNITY

The property is not listed but is located within the Framlington Place Conservation Area.

The area provides a varied mix of uses including residential and workspaces, presenting the opportunity for a purchaser to refurbish or redevelop the property, subject to planning consent.

Based on current planning policy, it is considered that a range of uses could be acceptable and there may be scope to extend at the rear, subject to the relevant planning consents being obtained.

All purchasers should seek their own independent planning advice with regards to the redevelopment potential of the property.

FURTHER INFORMATION

Access to a data room can be provided by contacting Barker Proudlove.

DISPOSAL PROCESS

The property has become available following a review of the University's support services. The University has a duty to achieve the best outcome from the disposal and will consider price, the purchaser's ability to complete and the proposed use. The University is not obliged to accept the highest, or any offer received.

OFFER REQUIREMENTS

The University is seeking offers via an informal tender process, with a preference for offers not subject to planning consent. As a minimum, offers must include:

- Name of purchasing party and Anti-Money Laundering information (*)
- Offer price and proposed use
- Track record of delivering the proposed use
- Conditions of purchase (offers subject to planning are not preferred)
- Confirmation that all available information has been reviewed
- Proof of funds with commentary on how the scheme will be funded
- Proposed overage offer with worked example (if applicable)
- Name of solicitors and confirmation the draft contract (included in data room) is acceptable
- Proposed timescales to exchange and complete

A offer proforma will be provided to parties to complete by Barker Proudlove.

(*) AML REGULATIONS To comply with Anti-Money Laundering Regulations, Barker Proudlove are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity / address and funding.

VIEWINGS

Internal viewings will be held via open days. Interested parties must register their interest via Barker Proudlove.



SIDE ELEVATION OF NO. 1-2 CLAREMONT TERRACE



THE UNIVERSITY'S PAUL O'GORMAN BUILDING IS SITUATED TO THE REAR OF THE SUBJECT PROPERTY

IMPORTANT NOTICE: Barker Proudlove gives notice as follows: 1. These particulars are prepared for guidance only and do not constitute part of any offer or contract. 2. All information is given in good faith but should not be relied upon as a statement of fact. 3. Nothing herein shall be deemed a statement that the property is in good condition or that services are in good working order. 4. All areas, measurements and distances are approximate. 5. Descriptions are given as an opinion and not by way of statement of fact.



CONTACTS

FOR FURTHER INFORMATION OR TO
REGISTER INTEREST:

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