



FOR SALE

ASSET MANAGEMENT OPPORTUNITY

**1-2 WINDSOR PLACE AND
12 WINDSOR TERRACE
NEWCASTLE, NE2 4HE**

**27 bedroom residential
opportunity**

**Barker
Proudlove**
ON THE INSTRUCTION OF NEWCASTLE UNIVERSITY

PROPERTY LOCATION

LOCATION

The property is located in a prominent position on the northern edge of the main campuses for both Newcastle and Northumbria Universities, in the Civic area of the city.

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.

The area is characterised by a varied mix of University buildings, residential, office and leisure occupiers, creating a thriving, characterful environment throughout the day and evening.

This part of campus has very high footfall from Newcastle University students travelling between the Jesmond residential area and the Philip and Marjorie Robinson Libraries, which are within close proximity.

KEY LOCAL FEATURES

- Key features of the area include:
- Newcastle University Campus including Philip and Marjorie Robinson Libraries
 - Newcastle City Council HQ
 - Northumbria Campus
 - Walking Route to Jesmond
 - Jesmond Metro Station

SITUATION



NEWCASTLE CITY CENTRE CONTEXT (SOURCE: GOOGLE MAPS)

1-2 WINDSOR PLACE & 12 WINDSOR TERRACE - DESCRIPTION & PROPERTY INFORMATION

DESCRIPTION

The property comprises three attractive terraced properties that front Windsor Place with a return frontage on Windsor Terrace. Each of the three properties has its own front door access with rear access to a yard and a passageway that leads to the well-used Justice Walk.

To the front of Windsor Place is an attractive garden area, with six car parking spaces located to the front of Windsor Terrace.

- **No. 1 Windsor Place** - End Terrace comprising two floors of accommodation. There is a self contained one bedroom flat on the first floor, with the other bedrooms sharing two kitchens and two bathrooms.
- **No. 2 Windsor Place** - Mid Terrace comprising three floors of accommodation and access to the rear yard. Kitchens, bathrooms and toilets on ground and first floors. The property benefits from attractive bay windows to the front.
- **No. 12 Windsor Terrace** - A large, attractive corner terrace building comprising four floors. Lower ground floor provides a shared shower; the ground floor has a shared shower room; the first floor and second floor each have a shared shower room and kitchen. The property has retained a number of attractive internal features such as a wrought iron staircase and benefits from attractive bay windows to the front.

SCHEDULE OF ACCOMMODATION

The floor areas and use of rooms are indicative only. Parties are advised to undertake their own due diligence with regards to floor areas and room usage. PDF and CAD plans are available in the data room.

Building	Bedrooms	Bathroom / Shower	Sep. Toilet	Kitchen	Lounges	Est. NIA (Sq Ft)
No. 1	6	3		3	1	2,482
No. 2	8	2	2	2		2,853
No. 12	13	4	1	2		4,152
TOTAL	27	9	3	7	1	9,487

BUILDING IDENTIFICATION



TENURE

The properties are held freehold. Title plans for each property are held in the Data Room.

An indicative boundary is shown here.



1-2 WINDSOR PLACE & 12 WINDSOR TERRACE - PROPERTY INFORMATION

BUILDING CONDITION & SERVICES

The properties have a basic level of specification but are in good condition. 1-2 Windsor Place saw some redecoration works in 2023. Parties will have the ability to inspect the property during open days.

The property has all mains services. Purchasers should seek their own advice to satisfy themselves regarding the condition of the property.

CURRENT USE & FINANCIAL PERFORMANCE

The University let the property to staff and visitors, not students. However, the property will be sold with vacant possession.

The University advertises the property on the following website.
<https://www.ncl.ac.uk/accommodation/university/staff-and-visitors/bedrooms-we-offer/>.

The management costs for the building are provided in the data room. However, parties should note that these are specific to the current operating model (staff and visitors) and therefore will differ for other uses. Purchasers should therefore reach their own assessment of potential costs.

COUNCIL TAX

The property has a Council Tax assessment of Band F.

VAT & EPC

The property is not elected for VAT. The properties have EPC Ratings of D for 1-2 Windsor Place and E for 12 Windsor Terrace.

PLANNING

The property is not listed nor in a conservation area.

Based on current planning policy, it is considered that a range of uses could be acceptable, subject to achieving the necessary consents.

PROPERTY PHOTOGRAPHS



1 AND 2 WINDSOR PLACE

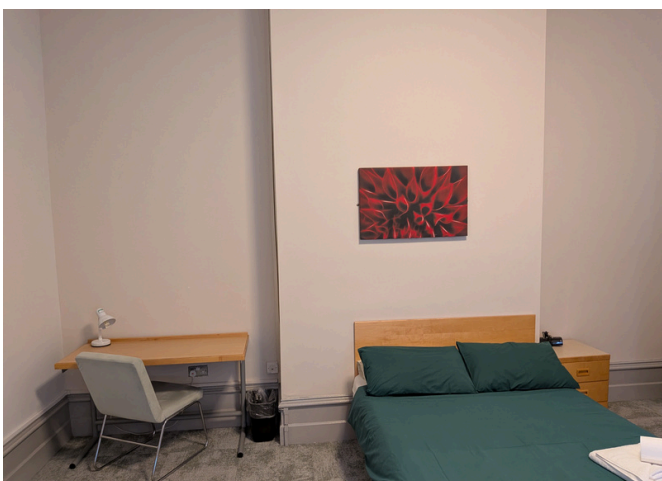


12 WINDSOR TERRACE

PROPERTY PHOTOGRAPHS



REAR YARD



NO 1 - EXAMPLE BEDROOM



NO 1 - EXAMPLE LOUNGE



NO 12 - FEATURE STAIR



NO 12 - EXAMPLE KITCHEN

VIEWINGS & FURTHER INFORMATION

Internal viewings will be held via open days. Given the current use, no party should attempt to gain internal access apart from through an escorted appointment with Barker Proudlove.

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 estate.

The University has a duty to achieve the best outcome from the disposal and will consider the price, the purchaser's ability to complete a purchase and the proposed use. The University is not obliged to accept the highest, or any offer received.

Given the proximity of 29-49 Jesmond Road to 1-2 Windsor Place and 12 Windsor Terrace, the University is willing to consider offers for three different Lots:

- Lot 1: 29-49 Jesmond Road
- Lot 2: 1-2 Windsor Place and 12 Windsor Terrace
- Lot 3: Both properties

The University's preference is for unconditional offers, which provide short timescales for completing a sale. Conditional offers will still be considered.

OFFER REQUIREMENTS

Interested parties will be asked to submit offers after a period of marketing.

Further guidance will be provided via Barker Proudlove but as a minimum will need to include:

- Which Lot the offer relates to
- Name of purchasing party and Anti-Money Laundering information (*)
- Offer price and proposed use
- Track record of delivering the proposed use
- Conditions of purchase (Note. conditional offers are not preferred)
- Proof of funds with commentary on how the scheme will be funded
- Proposed overage offer with worked example (if applicable)
- Proposed timescales to exchange and complete

(*) 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 a review of separate documents that provide proof of identity, address and funding.

PROPERTY PHOTOGRAPHS



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
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