



FOR SALE

REPOSITIONING OPPORTUNITY

**29-49 JESMOND ROAD,
Newcastle upon Tyne
NE2 4EU**

**108 Bedroom Student
Accommodation 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)

DESCRIPTION & PROPERTY INFORMATION

DESCRIPTION

A terraced building, separated into six buildings, which each have their own entrances, with no internal connections. The properties were built in c. 1838 and are all Grade II Listed. They comprise pitched and slate covered roofs, with single glazed windows. To the rear are a number of small yards. Public parking spaces are available on Jesmond Road.

The particular features of each building are profiled below:

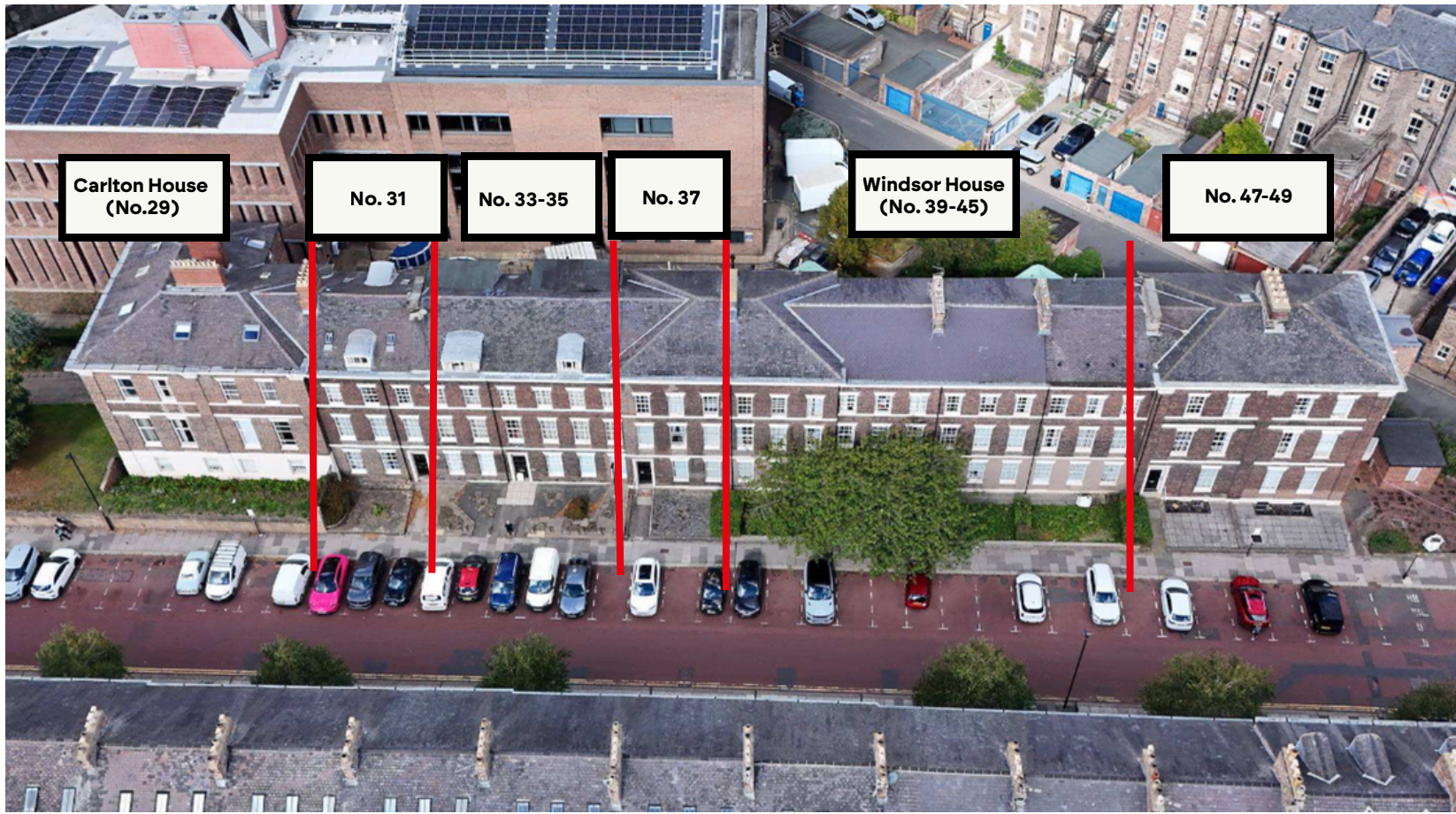
- **No. 29 Carlton House** - End terrace fronting an area of greenspace. Occupies four floors including a dormer floor. Bedrooms share amenities on each floor.
- **No. 31 Jesmond Road** - Small property, with 11 bedrooms over four floors.
- **No. 33-35 Carlton Lodge** - Mid terrace occupying four floors. Refurbished in 2011, the bedrooms are ensuite. Some bedrooms are particularly large at over 200 sq ft.
- **No. 37 Jesmond Road** - Small property, comprising 7 bedrooms over 3 floors.
- **No. 39-45 Windsor House** - The largest building, comprising 41 bedrooms, over 3 upper floors. There are shared bathrooms/kitchens and the property also has a basement.
- **No. 47-49 Jesmond Road** - End terrace comprising shared amenities. Subject to planning consent, this building may provide scope for extension to the rear or eastern side.

SCHEDULE OF ACCOMMODATION

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

Building	Bedrooms	Bathroom/Shower	Toilets	Kitchens	Lounges	Est. GIA (Sq Ft)
No. 29	17	4	3	4	4	6,462
No. 31	11	3	2	2	2	2,705
No. 33-35	14	All ensuite (14)		1	2	5,333
No. 37	7	2	2	1		2,034
No. 39-45	41	6	8	6	2	9,300
No. 47-49	18	3	3	3	3	5,614
TOTAL	108	32	18	17	13	31,448

BUILDING IDENTIFICATION



TENURE

At present the buildings are part of a larger University freehold title, which would be split in the event of a disposal. The plan shows the proposed boundary.



PROPERTY INFORMATION

BUILDING CONDITION

The properties are in a mix of condition, providing a basic level of accommodation.

There is drone footage of the external elevations in the data room and parties will have the ability to inspect the property during open days.

Purchasers should seek their own advice to satisfy themselves regarding the condition of the property.

CURRENT OCCUPATION

The University let the property to mainly postgraduate students. Due to impending sale, students have only been offered a single semester (Sep - Dec 2026: 16 weeks).

Based on the University’s current asset management approach for the building, they have decided to limit occupancy to 11 bedrooms in Carlton Lodge and 78 bedrooms in the remainder of the buildings (The total available bedrooms is therefore 89 compared to the total of 108).

Purchasers are advised to satisfy themselves regarding the occupational potential.

For the avoidance of doubt the property will be sold with vacant possession and the University will not provide a lease or nomination agreement.

FINANCIAL PERFORMANCE

The table below shows the total gross rent the University has obtained in the past four years via 49 week contracts. The rents charged in 26/27 are £79.00 per week for non ensuite and £179.90 per week for ensuite.

	22/23	23/24	24/25	25/26
Gross Rent	£ 436,997	£ 459,260	£484,539	£471,741

A summary of management costs incurred by the University are included in the data room. Purchasers should make their own assessment of what costs they would incur under their proposed use.

VAT & EPC

The properties are not elected for VAT. The buildings each have an EPC, all with a B rating.

RATING ASSESSMENT

The property is not on the VOA ‘Rating List’ due to being student accommodation.

PLANNING

The property is Grade II listed (Listing No. 1355274), mainly based on its external features. A full copy of the listing is included in the data room.

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

PROPERTY PHOTOGRAPHS



TYPICAL BEDROOM



TYPICAL COMMON AREA IN CARLTON HOUSE



VIEW OF 47-49 LOOKING WEST

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 via 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 student accommodation.

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.

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:

ALISTAIR CHAPMAN

T: 07827 249008

E: alistair@barkerproudlove.co.uk

JOHN PEART

T: 07785 741198

E: johnp@barkerproudlove.co.uk

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