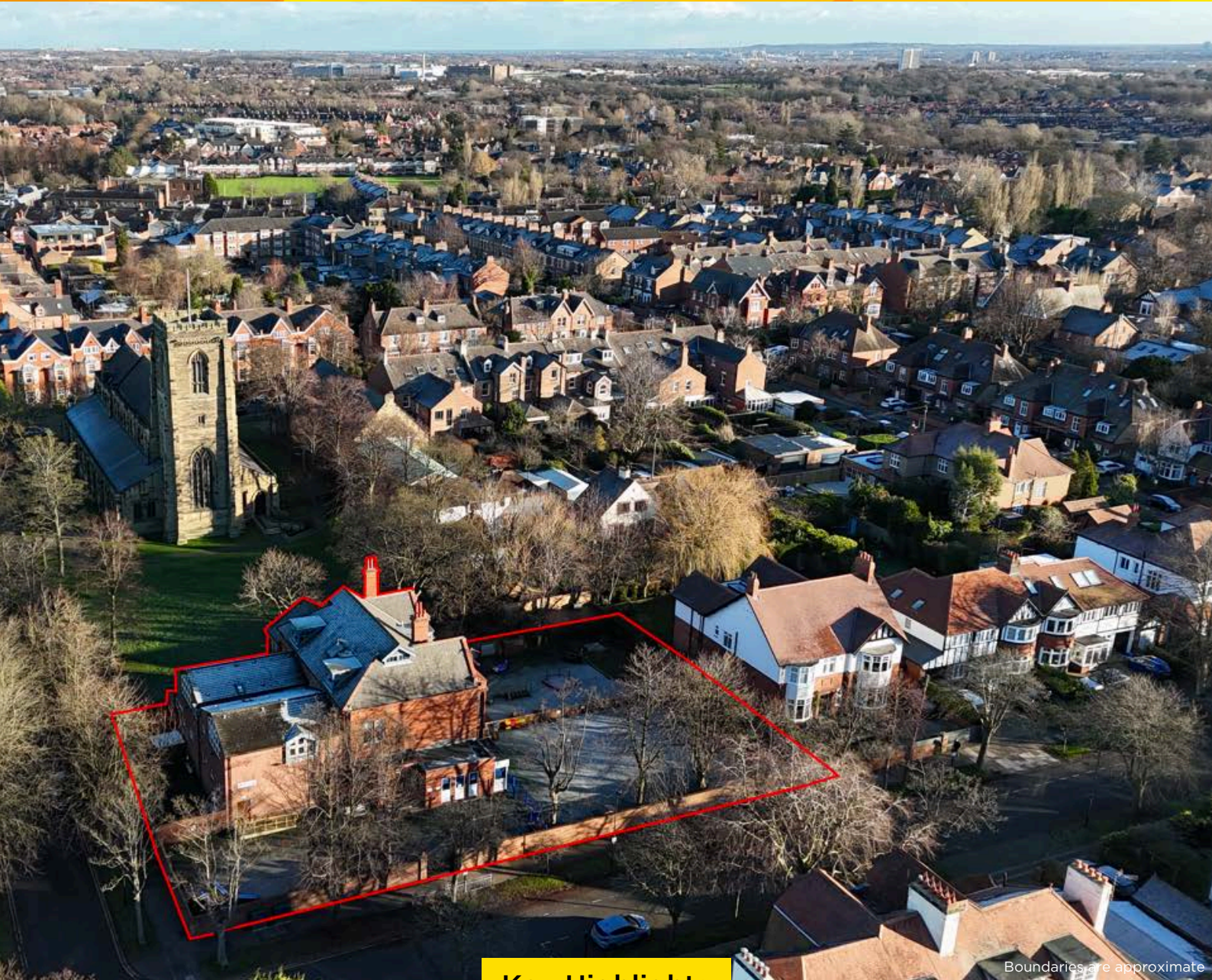


FOR SALE

# 21 North Avenue, Gosforth

Newcastle upon Tyne, NE3 4ES



Boundaries are approximate

## Key Highlights

- Rare and exciting opportunity in the heart of Gosforth
- Substantial attractive property with excellent conversion, extension or redevelopment potential (subject to Planning Permission)
- Highly desirable and sought after residential location
- Close proximity to Gosforth High Street and Newcastle City Centre
- Informal tenders sought by noon Wednesday 3rd September 2025

NEWCASTLE UPON TYNE  
The Lumen, St James' Boulevard  
NE4 5BZ

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## LOCATION

The property is situated on North Avenue within the prime residential area of Gosforth. It provides interested parties with an extremely rare and exciting opportunity to convert or develop a prominent and attractive building in the heart of Gosforth within close proximity to the popular High Street area.

Gosforth is situated two miles to the north of Newcastle and is extremely well served by a diverse range of leisure destinations and local amenities. The suburb is highly accessible being within convenient proximity to the A1 to the north via Great North Road, as well as being served by the Tyne and Wear Metro system.

The property is located in central Gosforth, Newcastle's prime and most sought after residential suburb. Several high performing schools are located nearby, along with a range of restaurants, bars and shops on High Street around 250 metres to the east. Nearby Nuns Moor and Town Moor are located a short walk to the south and provide residents with the ability to enjoy areas of public open green space. Local leisure facilities include Gosforth and the City of Newcastle Golf Clubs, along with Newcastle Racecourse to the north.

## DESCRIPTION

The property is of attractive Edwardian style architecture occupying a site of 0.38 acres and is currently used for educational purposes. It extends to approximately 9,282 sq. ft. (862 sq. m.) and comprises a detached three storey brick built building under a series of hipped and pitched slate roofs.

The property provides cellular accommodation including a range of classrooms, staff rooms and ground floor kitchen. Floor plans are available on request. A c.1990's two storey extension adjoins the original building to the north which also provides educational facilities. All weather play areas are located to the south and west of the building.

The site is flat and is bound by West Avenue to the north, adjacent property to the south, All Saints Church and grounds to the east and North Avenue to the west. The property is surrounded by substantial and attractive high value houses, with Gosforth Bowling Club situated opposite on West Avenue.

## PLANNING

The property provides prospective purchasers with an extremely rare and unique opportunity to secure prime real estate within a sustainable and highly desirable and sought after location. It is our view that it offers excellent residential conversion potential, subject to statutory planning permission.



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## INFORMATION PACK

The following information is available on request:

- Title Information;
- Energy Performance Certificates;
- Floor Plans; and
- Internal, external and aerial photographs.

## SERVICES

We understand that all mains services are available and that the property is served by mains gas, electric and drainage; however, interested parties should make their own enquiries of the utilities companies

## TITLE

The property is held freehold by our client under Title Number TY499727.

## TENURE

The property is to be sold freehold with vacant possession.

## METHOD OF DISPOSAL

We are instructed to invite offers for our clients freehold interest. Offers are requested by noon Wednesday 3<sup>rd</sup> September 2025. Tenders are to be submitted directly to [david.craig@savills.com](mailto:david.craig@savills.com).

- Purchase price, deposit and payment profile;
- Conditions attached to the offer;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Proposed use;
- Timescales for exchange and completion; and
- Full solicitor details.

We are advised that vacant possession will be provided by September 2026. Our clients preference is that the sale of the property shall conclude on or before the point at which the property becomes vacant.

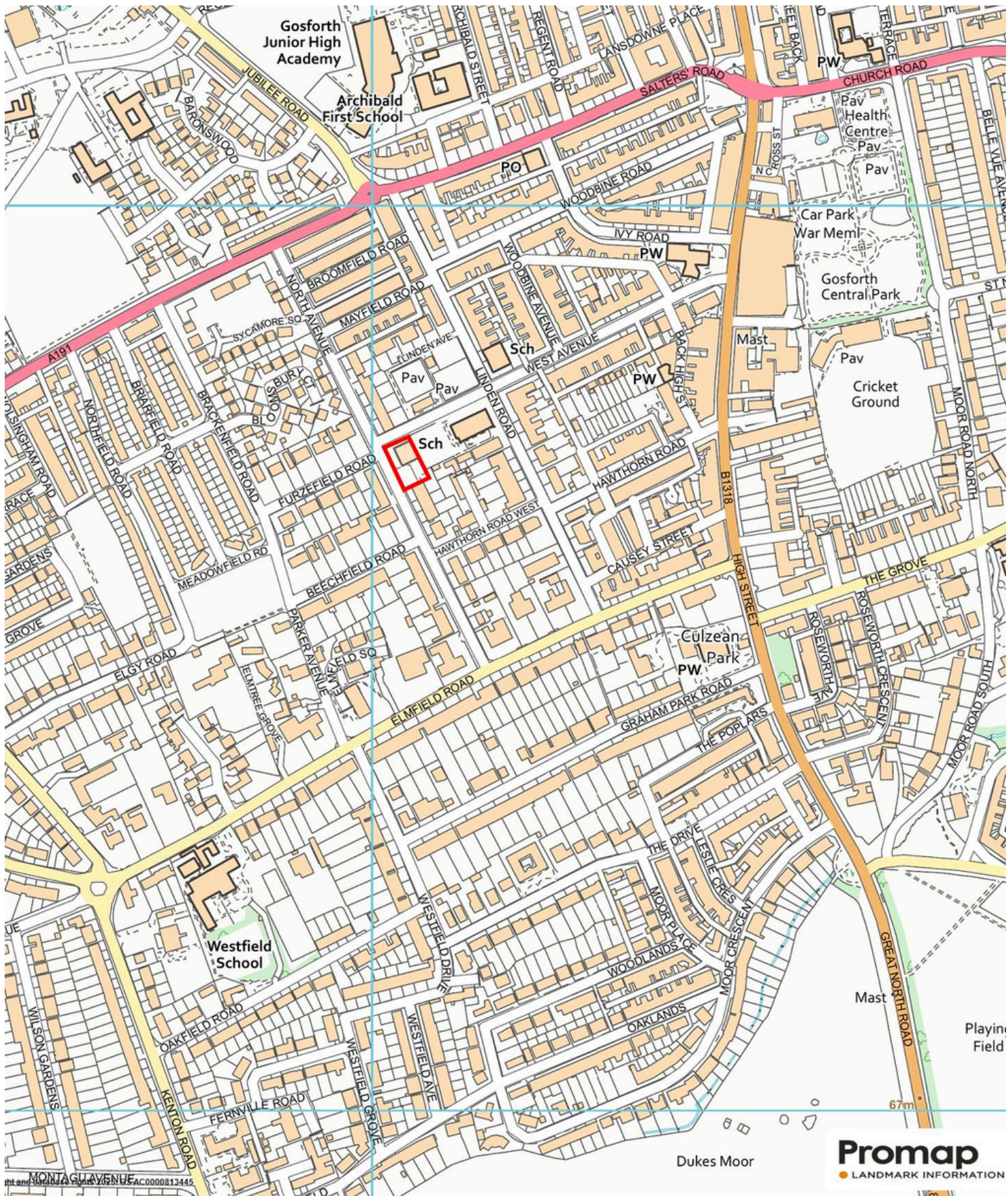
Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

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## VAT

All offers received will be deemed to be exclusive of VAT.

## LEGAL & SURVEYING FEES

Each party is to bear their own costs incurred.

## VIEWINGS

Block viewings will be arranged during the marketing period. Parties should note that viewing is strictly prohibited without prior written approval from Savills and or our client.

## CONTACTS

For further information  
please contact:

### David Craig

david.craig@savills.com  
07970 680 670

### Emma Young

emma.young@savills.com  
07977 097 760

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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