



St Hildas Church @The Castle Stella Road, Ryton, NE21 4NN
£350,000

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- **Detached Former Church**
- **Grade II Listed**
- **Floor Area approximately 346sqm (3724sqft)**
- **Subject to planning**
- **Sandstone Construction**
- **Currently a childrens softplay**
- **Suitable for variety uses**
- **Car Park**

LOCATION

St Hilda's Church is situated on the B6317 which runs from Blaydon on Tyne to the east towards Ryton and Crawcrook in the west. Access for cars is very straightforward and the A1 Western Bypass is less than 10 minutes from the site.

The immediate area comprises a mix of leisure, industrial and residential accommodation plus a busy primary school. There are numerous housing estates in and around this location which provide a certain level of captive trade.

DESCRIPTION

As a children's soft play this former Church creates a unique environment with the original features adding to the overall experience for visitors.

St Hilda's church is a Grade II listed detached building that occupies a prominent roadside position at Stella Road, Ryton. The property was originally built in the late 1800s and is constructed in Sandstone.

Within the lower ground floor there is a fully fitted and equipped commercial kitchen together with an office plus stores.

Externally there is a designated private car park plus additional parking spaces directly to the front of the Church to assist with deliveries or for any customers that may require help with access.

ACCOMODATION

Lower Ground Floor

Kitchen 40 sq.m. (430 sq.ft.)

Office 15 sq.m. (161 sq.ft.)

Ground Floor

Main Soft Play Area 265 sq.m. (2,850 sq.ft.)

Toilet Block 26 sq.m. (280 sq.ft.)

SERVICES

Gas, electricity, water and sewerage is installed and there is gas central heating throughout.

TENURE

The property is Freehold.

DEVELOPMENT POTENTIAL

The site has been the subject of the following:- 'Request for pre application advice for change of use and conversion of former St Hilda's Church, Stella Road, Ryton'.

The pre application enquiry was received by Gateshead council on 6th October 2023 and responded to on 30th November 2023. A change of use is proposed to residential dwellings (class C3 use) with a number of options offered for consideration. The local authority response highlights the usual material considerations and specific issues relating to the site before any formal application could be considered.

In response, the authority concluded the following: 'There is scope for such a proposal (change of use to Residential) being granted subject to planning permission and listed building consent.' Further information available on request.

LEGAL COSTS

Each party will be responsible for their costs in the transaction/or pay landlord costs.

RATING LIABILITY

According to the Valuation Office Agency (VOA) website and the premises has a Rateable Value of £16,000. (£16,750 from 1st April 2026).

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D (100). A full copy of the report is available upon request.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

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