



rare! From Sanderson Young



The Wolsington House Pub
Burdon Main Row, North Shields



Wolsington House Pub, Burdon Main Row, North Shields, North Tyneside NE29 6SU

Guide Price £400,000

Built in the 20th Century and historically known for its fine architecture, with Dutch gables and beautiful brickwork, is this fabulous former Public Inn.

The property, which is locally listed by North Tyneside Council, was closed as a public house many years ago and now lies in a semi derelict condition. Planning permission has been passed to convert the property to four, three storey, townhouses which will have lovely ground floor, lounge/kitchen/dining areas, and at first floor level, two double bedrooms with an ensuite shower room to the master bedroom and a family bathroom. The main stairs then continues to the top floor where the roof can be converted to provide a third bedroom with an ensuite shower room, as well as a large open terrace. The terraces will have great views to the south and east of the site towards to the River Tyne and overlooking The Smiths Dock Development.

Wolsington House Pub provides a great opportunity to be part of a fantastic regeneration area within North Shields. The former Smith Dock, below the pub itself, is in the process of being transformed into a stunning redevelopment of luxury, contemporary, housing, apartments, and quayside living, which over the next 10 years will create an opportunity to enjoy such a magnificent setting.

The pub will convert easily into the four townhouses, which have been passed, but shows an opportunity to be retained as an investment for both commercial and residential uses.

This is a significant opportunity to invest in a substantial building which will retain its fabulous architecture and provide great homes in the future, located in such a setting which is being transformed on a monthly basis and will continue to evolve over the next 10 years.

Full details of the planning are on file, along with the registered application and granting of planning permission with the planning department, as well as full plans and a design and style statement.

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RIVER TYNE

TYNEMOUTH

SOUTH SHIELDS

WOLSINGTON HOUSE DEVELOPMENT

SMITH'S DOCK
NORTH SHIELDS

Yachting Lake

ating lake



Wolsington
House
Development
Site



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Woolington House, Burdon Main Row, North Shields
 Location Plan 1.1250
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All confidential enquiries to:
 rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX
 E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
 T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk