



MICHAEL HODGSON

estate agents & chartered surveyors

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## DOURO TERRACE, SUNDERLAND £325,000

DEVELOPMENT OPPORTUNITY / INVESTMENT OPPORTUNITY OR OWNER OCCUPIER PURCHASE.

An exciting opportunity to purchase a pair of Grade II listed mid terraced properties that are arranged over 4 floors that have had planning passed to convert them into 8no self contained flats. A purchaser could secure the buildings and undertake the passed planning to convert into 8no apartments or refurbish the current accommodation back into individual office space. Plans are available upon request and viewing is advised to fully appreciate this exciting opportunity.

Development Opportunity

Plans Upon Request

Two former Office Blocks

Excellent Potential

Planning Passed

8no 1 Bed Flats

Viewing Advised

EPC Ratings:

# DOURO TERRACE, SUNDERLAND

£325,000

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## LOCATION

Douro Terrace forms part of the A1018 which is one of the main arterial routes leading from the south of Sunderland City Centre in a highly visible position on the fringe of the City Centre close to its junction with Mowbray Road and Burdon Road, Mowbray Park and is within walking distance of the City Centre. Douro Terrace commands a sought after location within the Ashbrooke Conservation area and is surrounded by a mixture of residential and commercial uses including The Wearside Masonic Temple, Mumbai Silk Indian Restaurant and the currently under construction development of West Park Quarter by Linden Homes comprising of 265 new build properties.

## DESCRIPTION

The property comprises two Grade II listed mid terraced bay fronted properties that are arranged over 4 floors having a basement, ground floor, first floor, second floor and externally a front forecourt and a rear parking area.

## ACCOMMODATION

The property is arranged over 4 floors with accommodation to the Basement, Ground Floor, First Floor and Second Floor.

We calculate the approximate areas are as follows:

### 3 Douro Terrace

Basement

Ground Floor

First Floor

Second Floor

### 4 Douro Terrace

Basement

Ground Floor

First Floor

Second Floor

Externally there is a front forecourt and parking to the rear

## PLANNING

Planning has been passed by Sunderland City Council for Change of use from Class E and F2 to create 8no. residential dwellings (Use class C3) and associated alterations

The planning approval reference with Sunderland City Council is 24/01677/FUL

Please also note the listed planning consent approval is: 24/01678/LBC

Further details and plans upon request. Prospective purchasers are advised to consider all of the planning documents and listed building consent documents before progressing matters.

## APPROVED PLANNING ACCOMMODATION

The passed planning permission will once converted offer the following accommodation:

### 3 Douro Terrace

Basement - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

Ground Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

First Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom, Study Room

Second Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

### 4 Douro Terrace

Basement - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

Ground Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

First Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom, Study Room

Second Floor - 1 Bed flat comprising of: Lobby, Store, Kitchen / Living Room, Bathroom Bedroom

## PURCHASE PRICE

£325,000

## CURRENT TENANCIES

We are advised that the first floor to no3 Douro Terrace is held on a lease by Wearside Masonic Temple Limited for a term of 25 years and expires the 1st February 2026 at a passing rent of £2,500 per annum. This tenancy will not be renewed.

## TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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