

# JESMOND TOWERS ESTATE

TOWERS AVENUE  
JESMOND  
NEWCASTLE UPON TYNE  
NE2 3RJ

**BISSETT**  
KENNING & NEWISS  
CHARTERED SURVEYORS

**AVAILABLE**



## LOCATION

The property and grounds are located to the north east of Newcastle upon Tyne City Centre in the suburb of Jesmond, one of the most desirable and affluent residential suburbs of the City.

The site is bounded by Jesmond Dene Road to the north, a footway to the west, Towers Avenue to the south and Bemersyde Drive to the east.

## DESCRIPTION

This former school sits within grounds of circa 10 acres and includes Jesmond Towers, a chapel, a gym dating from the 1970's and the former convent.

The site includes two distinct parts. The eastern area accommodates Jesmond Towers the North Lodge, the sports hall and temporary classrooms. The western area accommodates the convent, chapel and gym along with a number of other school buildings.

Jesmond Towers is a Grade II\* listed building built in an ornate Gothic style. It was built in several stages throughout the 19th Century and there are several restrictions on how it can be developed. Internally, Jesmond Towers has some fantastic features including stained windows, delicate wood carvings, grand fireplaces and antique radiators.



Although the North Lodge, sports hall and temporary buildings lie within the eastern area of the site they are not specifically mentioned in the listing of Jesmond Towers but are clearly within the curtilage of the Grade II\* listed building. The sports hall was built in 1977 and is sited between Jesmond Towers and Jesmond Dene Road and is of brick built construction. The temporary buildings were constructed to the south east of Jesmond Towers in 1995 with a temporary consent which has now expired.

The former convent and chapel are located to the western area of the site and comprise two large stone buildings fronting Towers Avenue. Situated to the west of the convent

and chapel are single storey additional classrooms.

## ACCOMMODATION

Jesmond Towers	2,660sqm	(28,632sqft)
Gymnasium	600sqm	(6,458sqft)
North Lodge	53sqm	(570sqft)
Convent	1,554sqm	(16,727sqft)
Chapel	377sqm	(4,058sqft)
Junior School	743sqm	(7,997sqft)
Nursery School	406sqm	(4,370sqft)
Fathers House	154sqm	(1,657sqft)
Dining Hall	162sqm	(1,743sqft)
West Cottage	59sqm	(635sqft)
Former Laundry	100sqm	(1,076sqft)
Garages/ Stores		
<b>TOTAL</b>	<b>6,868sqm</b>	<b>(73,923sqft)</b>

## PLANNING

The principal use of the site is as a school (class D1) with associated open space.

The entire site is included within the Jesmond Dene Conservation Area.

Further information on the Council's planning position is available via the following link:

[www.newcastle.gov.uk/core.nsf/a/wardinfofornorthjesmond](http://www.newcastle.gov.uk/core.nsf/a/wardinfofornorthjesmond)

## TENURE

Available on a range of terms to be agreed with the current owners.

## PURCHASE PRICE/ RENT

Further details available upon request.

## LEGAL FEES

The ingoing tenant/ purchaser will be responsible for our clients reasonable legal fees incurred in this transaction.

## VAT

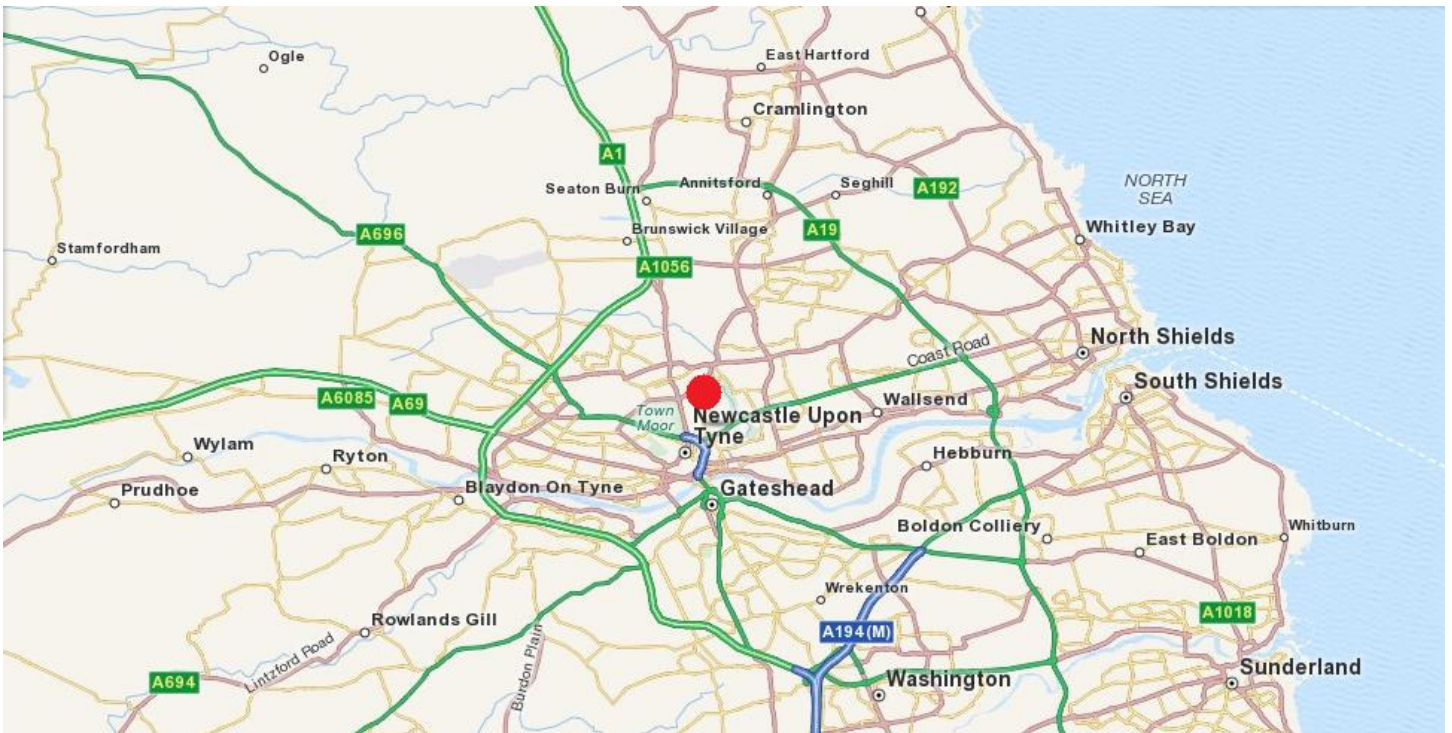
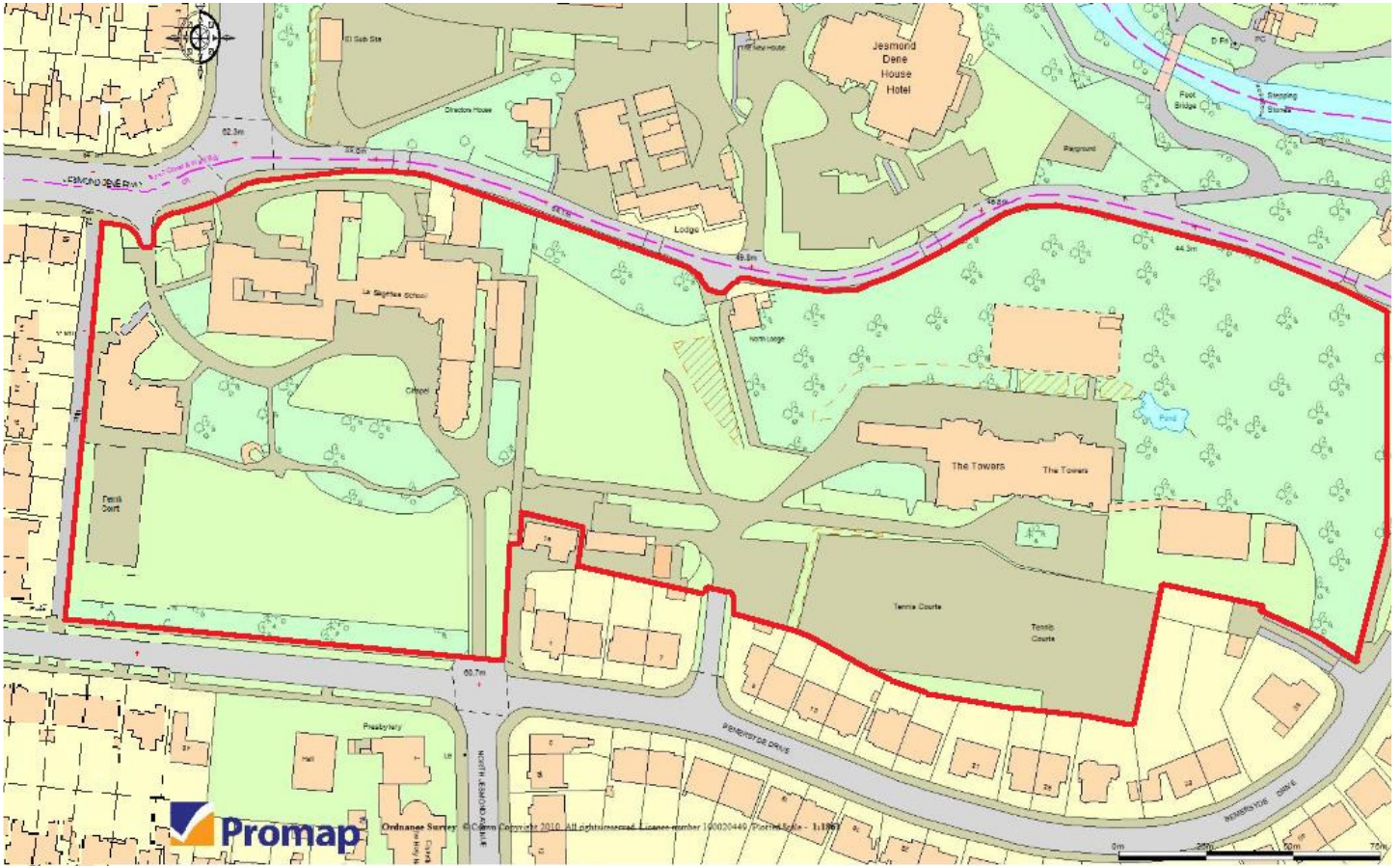
All figures within these terms are exclusive of VAT where chargeable.

## FURTHER INFORMATION

For further information please contact Matthew Bissett or Andrew Chandler on 0191 272 5551 or alternatively via email:

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