



North
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Council

Working in partnership with

capita

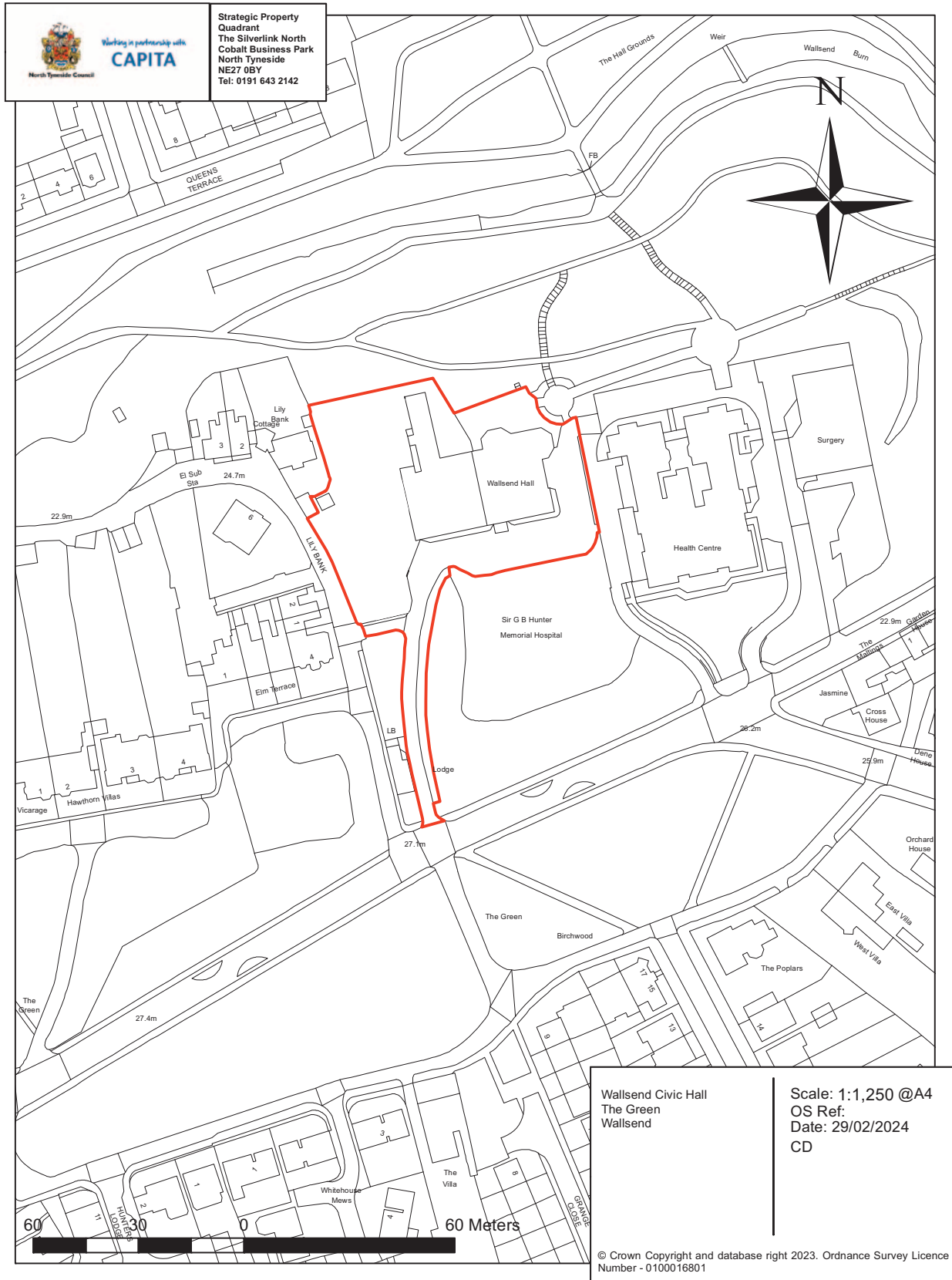
Creative partner sought for exciting development opportunity

Wallsend Hall



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- North Tyneside Council welcomes expressions of interest and proposals for an exciting development opportunity in a leafy suburb of Wallsend known as 'The Green', close to Newcastle City Centre and the North Tyneside coast.
 - North Tyneside Council is committing to supporting interested partners to ensure a successful, viable and enterprising outcome.
 - Wallsend Hall is available on a long leasehold interest of 999 years with attractive terms.
 - Applicants will have assisted access to possible funding options through extensive Council contacts and partners.
 - All options and potential uses will be considered in this exciting search to secure this wonderful building's long-term future.
 - North Tyneside Council commits to be fully engaged and involved from inception to completion.
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Property location



Property location

Wallsend Hall is located to the north of The Green and benefits from views across the woodlands and grasslands associated with Wallsend Burn, whilst Richardson Dees Park is a short distance to the west. It is located close to Wallsend town centre, providing local amenities and excellent public transport links across the region. The A1058 Coast Road is nearby, which provides convenient access to the regional capital of Newcastle Upon Tyne to the west, and to the east, the region's attractive coastal towns.

Wallsend itself remains a hive of activity, containing several local, regional and national employers, who specialise in off-shore technology, benefiting from the town's long association with ship building and the sea.

The Hall is also a short walk from Segedunum Roman Fort and Museum which is a UNESCO World Heritage Site, attracting 36,000 visitors through 2022-23, both nationally and internationally.



Property description and accommodation

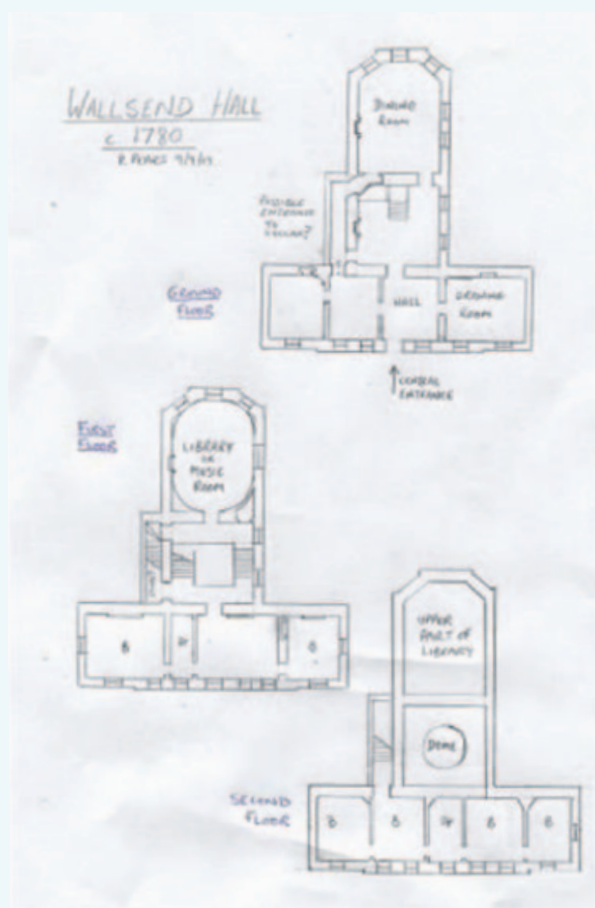
Wallsend Hall comprises an approximate floor area of 1,147.31 sq m (12,350 sq ft)

Floor	Size (Sq. M.)	Size (Sq. Ft.)
Ground	489.73	5,271
First	477.77	5,142
Second	179.81	1,936
Basement (Restricted height, size undetermined)		
	1,147.31	12,350

(all sizes are approximate and interested parties should seek their own clarification in due course)

Wallsend Hall was constructed in the early 19th century and was originally a T-shaped plan layout. The Hall was built by the Moncaster family and was likely designed by William Newton, a notable architect who designed other stately homes and public buildings in Newcastle and Northumberland. The Hall was originally built as a stately home and was later used as a hospital, army accommodation, civic hall and most recently as a wedding, conference and events venue.

Numerous extensions have been added to the original hall which vary in significance. The 20th-century flat roof extensions to the west of the hall have restricted architectural significance and their removal is likely to be acceptable. This would require listed building consent.



Property description and accommodation

Most other additions also date from 20th century and are a more sensitive design. Further investigations could be undertaken to understand their significance and potential for removal or alteration.



Historic photo showing original building



Map showing indicative boundary of original building (red) and flat roof extension (blue).

Other important information

Potential funding opportunities

The Council have identified the following potential funding opportunities which applicants may wish to consider.

North East Commercial Property Investment Fund

<https://www.northeastlep.co.uk/projects-and-funding/projects/the-north-east-commercial-property-investment-fund/>

Northern Powerhouse Investment Fund

<https://www.british-business-bank.co.uk/nations-and-regions-investment-funds/northern-powerhouse-investment-fund-ii-npif-ii/>

Funded SME Energy Audits and Grant

<https://www.best-ne.co.uk/grants/>

Homes England Levelling Up Fund

<https://www.gov.uk/government/news/find-out-how-the-levelling-up-home-building-fund-can-support-you>

The Business Growth Fund: offers a capital grant up to 30% towards project costs, minimum project spend of £67k, minimum grant available of £20k, maximum £300k. This fund is open until March 2025. Link to the website for more info:-
<https://www.businessgrowth.fund/>

Workplace Charging Scheme – up to 75% grant towards purchase & installation of EV charging points

<https://www.gov.uk/guidance/workplace-charging-scheme-guidance-for-applicants>

Further information

Wallsend Green conservation area character appraisal

<https://www.gov.uk/government/news/development-finance-available-for-small-and-medium-housebuilders-through-the-levelling-up-home-builders-fund>

Historic England list entry

<https://historicengland.org.uk/listing/the-list/list-entry/1185390>

Contact details and site access

Access to Wallsend Civic Hall is strictly by appointment only. Interested parties are asked to contact Mathew Tait in the first instance using the details below with an outline detail of the proposed use, by Friday 19th April 2024.

Strategic Property

Mathew Tait – Property Surveyor
E: Mathew.Tait@northtyneside.gov.uk
T: 07784 201 995

Legal

Legal Services, Law & Governance
North Tyneside Council
Quadrant, The Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

Planning

You can view the adopted Local Plan and other policy documents at www.northtyneside.gov.uk/planning

Rebecca Andison – Senior Planning Officer
(contact for general planning application enquires)
E: rebecca.andison@northtyneside.gov.uk
T: 07808 015 696

Steven Lyttle – Principal Planning Officer
(contact for specific listed building enquires)
E: steven.lyttle@northtyneside.gov.uk
T: 07596 319 928

Legal and surveyor costs

The Lessee is responsible for North Tyneside Council's legal and surveyors fees incurred in connection with completing the lease.

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.