

LOT 58

**Camrex House, 3 Tatham Street, Sunderland,
Tyne and Wear SR1 2QD*****Guide Price
£600,000+**

A Substantial Vacant Three Storey Former 79 Bedroom Hostel Block Measuring Approximately 1,649 sq m (17,749.69 sq ft). Offered with Planning Permission for Change of Use and Redevelopment of the Existing Building to Provide Fifty Self-Contained Flats (42 x One Bedrooms & 8 x Studios).

Location

The property is well located in the heart of Sunderland City Centre on the south side of the River Wear. Numerous multiples occupy nearby properties and the open spaces of the Sunderland Museum with it's Winter Gardens is a short walk away. Transport links are provided by Sunderland rail station.

Exterior

The property benefits from a secure courtyard to the rear.

Planning

Sunderland City Council granted the following planning permission (Ref: 18/00825/FUL) on 1st November 2018: 'Change of use of vacant building to 50 residential units'.

**Proposed Accommodation
Ground Floor**

12 x One Bedroom Flats with Open Plan Reception/Kitchen and Separate Shower Rooms
6 x Studio Flats with Open Plan Reception/Kitchen area and Separate Shower Rooms

First Floor

16 x One Bedroom Flats with Open Plan Reception/Kitchen and Separate Shower Rooms
2 x Studio Flats with Open Plan Reception/Kitchen area and Separate Shower Rooms

Second Floor Flat

14 x One Bedroom Flats with Open Plan Reception/Kitchen and Separate Shower Rooms



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**49 Beccelm Drive, Crowland, Peterborough,
Cambridgeshire PE6 0AG*****Guide Price
£180,000+**

A Four Bedroom Detached House Offered with Vacant Possession.

Tenure

Freehold

Location

The property is situated on a residential road in Crowland close to local shops and amenities. The open spaces of Snowden Pavilion and Sports Field are within easy reach. Transport links are provided by the nearby A16 with direct access to Peterborough town centre and Peterborough rail station.

Description

The property comprises a four bedroom detached house arranged over ground and first floors.

Accommodation**Ground Floor**

Double Reception Room
Kitchen
Integral Garage

First Floor

Master Bedroom with En-suite Shower Room, WC & wash basin
Three Further Bedrooms
Bathroom with WC & wash basin

Exterior

The property benefits from both front and rear gardens with off street parking.

