

Our Lady and St Edmund's Church

STATION ROAD, BACKWORTH, NORTH TYNESIDE, NE27 0RY

FOR SALE



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent development opportunity (STP)
- 0.77 acres (0.31 hectares)
- Church and an adjoining five bed residential house
- Informal tenders sought by **noon Wednesday 9th September 2026.**

LOCATION

The property occupies a prominent position on Station Road within the residential suburb of Backworth in North Tyneside. Backworth is located approximately 6 miles north east of Newcastle City centre, 4 miles south of Seaton Delaval and 3 miles west of Whitley Bay.

Road access to Backworth is principally provided from the A19 to the west which, in turn, links to the A1 (M), providing onward connections to the north and south. The A19 also links to the A1058 Coast Road to the south, facilitating access to both the coast and Newcastle City centre.

Northumberland Park Metro Station is located approximately 0.2 miles to the south of the property, which provides regular services to 60 regional destinations including Newcastle City centre, Sunderland and Newcastle International Airport.

The surrounding area is predominantly residential in nature, which has benefitted from significant investment in recent years with the delivery of new build housing by developers including Bellway, Miller Homes, Story Homes, Cussins Homes and Robertson Homes, as well as others.

Nearby amenities include Northumberland Retail Park which has presentation from various nationally recognised occupiers including Costa, Sainsburys, Aldi, JD Gyms and Subway, as well as others. Other notable nearby land uses included Backworth Golf Club and Backworth Cricket Club

PLANNING

The adopted development plan against which applications for the site will be assessed is The North Tyneside Local Plan, which was adopted in 2017.

The former presbytery was granted planning consent for its change of use to a residential children's home in 2007, granted under application 07/00368/CLPROP.



DESCRIPTION

The site extends to approximately 0.77 acres (0.31 hectares), is broadly rectangular in shape, and accommodates Our Lady and St Edmund's Church, a five bedroom residential house and a garage.

The church was built in 1954 and is believed to be of solid brick construction, covered by a mix of pitched, hipped and lean-to roofs. The church has projecting porch entrances along the north and southern boundaries. The windows are of timber frame with cast stone projecting surrounds. Internally the church has a double height nave with clerestory windows, supported by square columns. The walls have plastered and painted finishes. The church has a Gross External Area of 3,616 sq. ft. (336 sq. m.).

The adjoining residential house is traditional cavity wall construction and is covered by a pitched tiled roof. The windows throughout are UPVC doubled glazed, supported by masonry lintels. The property has a bay window to the principal ground floor elevation. Internally at ground floor level the property has a hallway, three reception rooms, a kitchen and a toilet. At first floor level the property has five bedrooms, a bathroom and a toilet.

Externally, the property has a side and rear garden, two driveways and a single bay garage, providing ample space for off-street parking. The property is made secure by a mix of railings, palisade fences and mature hedgerows. It is bounded by housing to the east, south and west. Station Road borders the property to the north.



SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The property is owned freehold under title number TY437553 and will be sold with vacant possession.

VIEWINGS

The site can be viewed from Station Road. Internal viewings are strictly by appointment only with sole selling agent Savills.

LEGAL AND SURVEYING FEES

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.

VAT

Value Added Tax will not be charged on the sale price.

INFORMATION PACK

An information pack is available on request which includes the following:

- Title Information;
- Asbestos management survey;
- Drone photography; and
- Internal site pictures

EPC

Available upon request.



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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via an Informal Tender. Tenders are sought by noon Wednesday 9th September 2026. Offers are to be submitted directly to:

Emma Young (emma.young@savills.com) and Glenn Laws (glenn.laws@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

CONTACT

For further information please contact:

Emma Young MRICS

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