

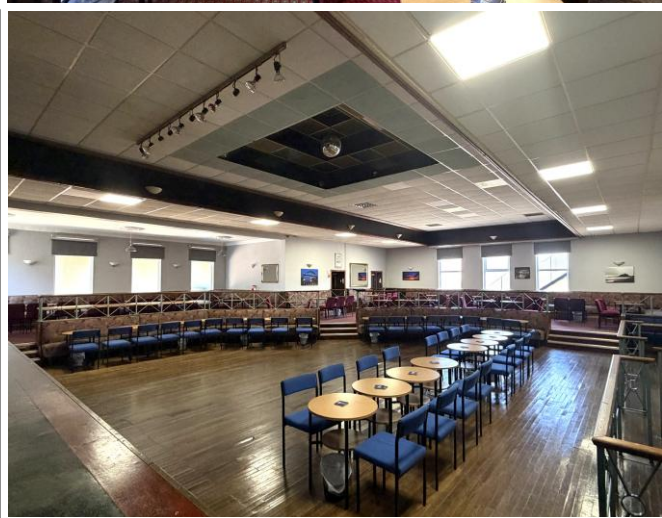
- Large open-plan hall with stage and ancillary accommodation
- Net internal area 265.98 sq. m. (2,863 sq. ft.)
- Site Area: 0.20 acres (0.08 hectares)
- Extensive tarmac surfaced parking area
- Suitable for a variety of uses, subject to planning
- Subject to separation from adjoining social club and utilities



**Hall at 1 Ash Terrace,
Hazlerigg, Newcastle upon Tyne
NE13 7DD**

**Tenure: Freehold
Price £85,000**

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Location

The Hall is situated to the rear of Hazlerigg Victory & District Social Club at 1 Ash Terrace, Hazlerigg, Newcastle upon Tyne NE13 7DD. The property occupies a convenient position just off South View within the centre of Hazlerigg village, approximately 4 miles north-west of Newcastle city centre. The surrounding area is predominantly residential in nature, with local amenities located nearby along Coach Lane and within the established communities of Hazlerigg and Brunswick Village. The Hall benefits from good connectivity to the wider region, with the A1(M) immediately to the east providing direct access to Newcastle, Gateshead and the wider North East road network. Newcastle International Airport is also located a short distance to the north-west.

Access to the Hall is obtained via Ash Terrace to the rear of the social club. The location is readily accessible by both private and public transport, with local bus services operating along Coach Lane and surrounding residential roads. Overall, the Hall occupies a well-established community location within the heart of Hazlerigg, serving the neighbouring residential catchment and benefiting from excellent accessibility to Newcastle and the surrounding area.

Description

The property comprises a former function room building positioned to the rear of Hazlerigg Victory & District Social Club and extending to an overall net internal floor area of approximately 265.98 sq. m. (2,863 sq. ft.). Constructed in traditional red brick elevations beneath a pitched slate roof, the accommodation is predominantly arranged over a single storey and incorporates a flat-roofed side extension. Internally, the property provides a substantial open-plan hall with stage area and catering facilities, together with storage and WC accommodation, having most recently been utilised in conjunction with the adjoining social club for community and social functions.

Externally, the property benefits from a generous tarmac surfaced car park and service areas, with the total site extending to approximately 0.20 acres (0.08 hectares). Vehicular access is available directly from Ash Terrace, providing good levels of on-site parking and circulation space.

The property is offered with vacant possession and presents a rare opportunity to acquire a stand-alone hall building within an established residential location. Whilst currently connected internally to the adjoining social club, the premises will be separated as part of the sale, with purchasers required to make their own enquiries regarding the provision and separation of utility services.

Given the property's size, layout, dedicated parking provision and prominent community position, the building is considered suitable for a variety of alternative uses or redevelopment opportunities, subject to obtaining any necessary planning consents and statutory approvals.

Floor Area

265.98 sq. m. (2,863 Sq. ft.)

Site Area

0.20 acres (0.08 hectares)

Price

£85,000

Tenure

Freehold



Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC

Tenure

Freehold

Viewing Arrangements

Strictly by appointment through this office.

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Ref I504 (Version 1)

Prepared 20th July 2026

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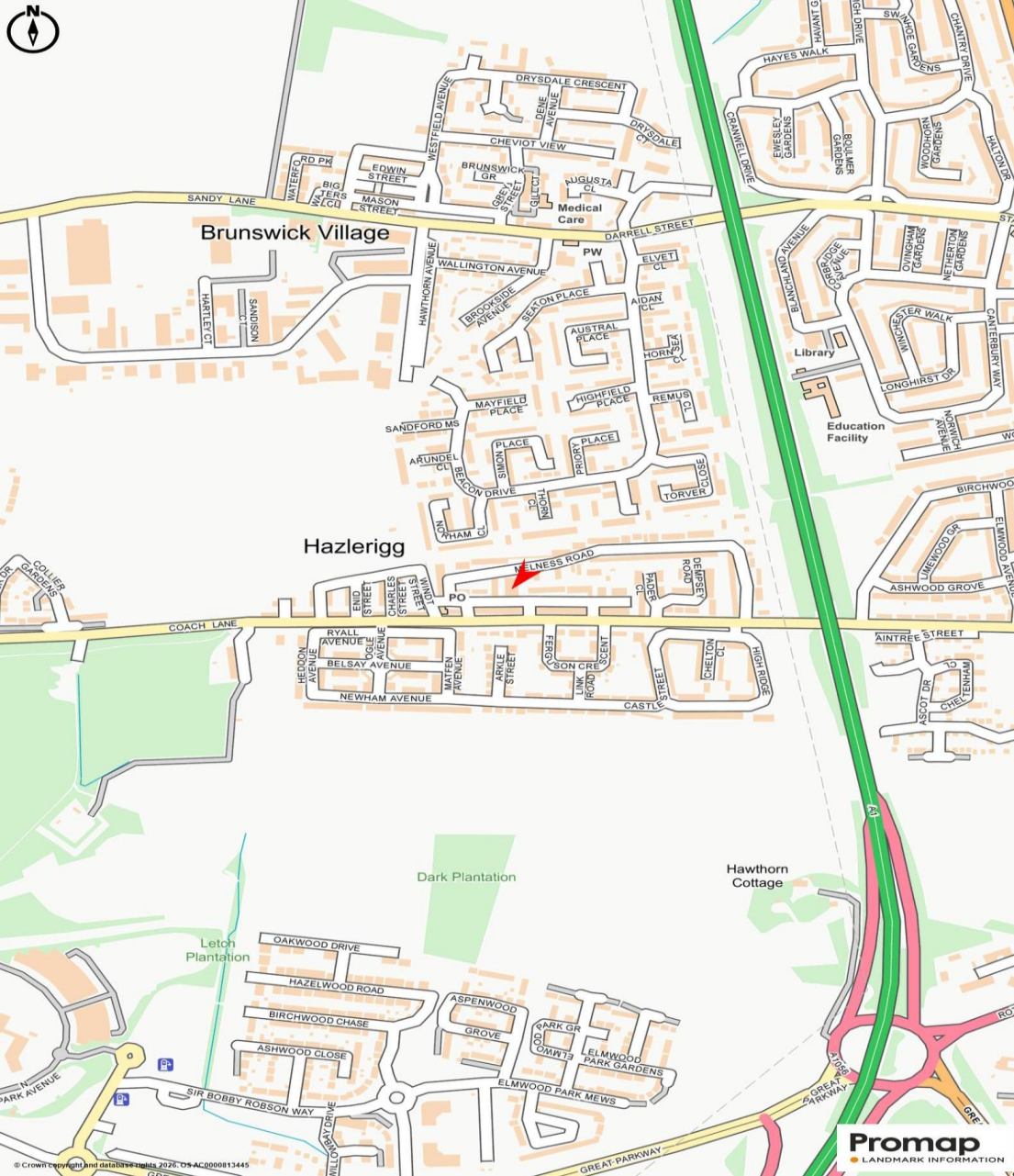
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The Property
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