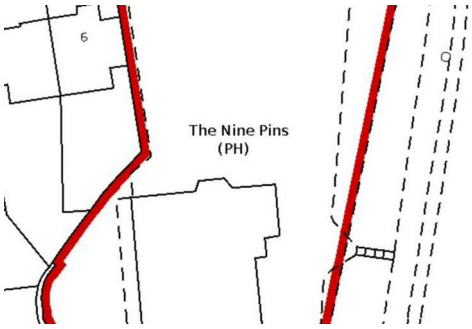
GORDON
BROWN
SALES & LETTING









The Nine Pins Saltwell Road South, Gateshead, NE9 6DT

Offers Over £500,000

The Nine Pins Public House, Saltwell Road South, Low Fell, prominent freehold property extending to approximately 0.6 acres, offering an exciting range of potential opportunities for renovation, redevelopment or alternative use, subject to the necessary planning consents. The Nine Pins Public House occupies a well-established position on Saltwell Road South in Low Fell and has served the local community as a public house since the 1970s. Having operated as a public house for many decades, the property has more recently experienced challenging trading conditions, with the premises having struggled as a public house over the last 15 years. As a result, the opportunity now presents itself for a new owner, investor or developer to consider the property's future and unlock its considerable potential. Offering prospective purchasers a number of options. These could include the refurbishment of the existing public house, the introduction of an alternative commercial or community use, or potentially a fresh redevelopment of the site, subject in each case to obtaining any necessary planning permissions and other relevant consents. With its established location, generous site area and prominent position, The Nine Pins represents an increasingly rare opportunity to acquire a substantial development site within Low Fell. Gordon Brown Estate Agents have been appointed to seek a new owner or developer who can bring forward an exciting vision for the property and give this long-established site a new lease of life. The property is expected to appeal to a range of purchasers, including developers, investors, owner-occupiers and public house operators, looking for a site with scope to create something new within an established residential area. - CONTINUED

Summary continued.....

***** Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding any proposed redevelopment or change of use and should not rely on any potential planning opportunity referred to within these particulars.

Public House Lobby

Main Bar Area



Main Bar lounge area





Lounge Bar



Cellar Rooms





Main Bar kitchen area

Toilet Areas Male

Toilet Areas Female

Apartment Access

Appartment landing



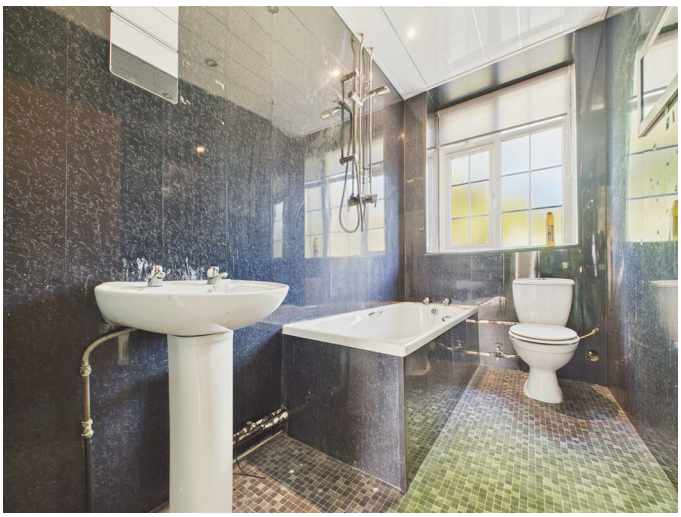

Lounge




Kitchen




Bathroom/wc



Bedroom





Bedroom



Bedroom

Pub Car Park





Pub Gardens and Grounds





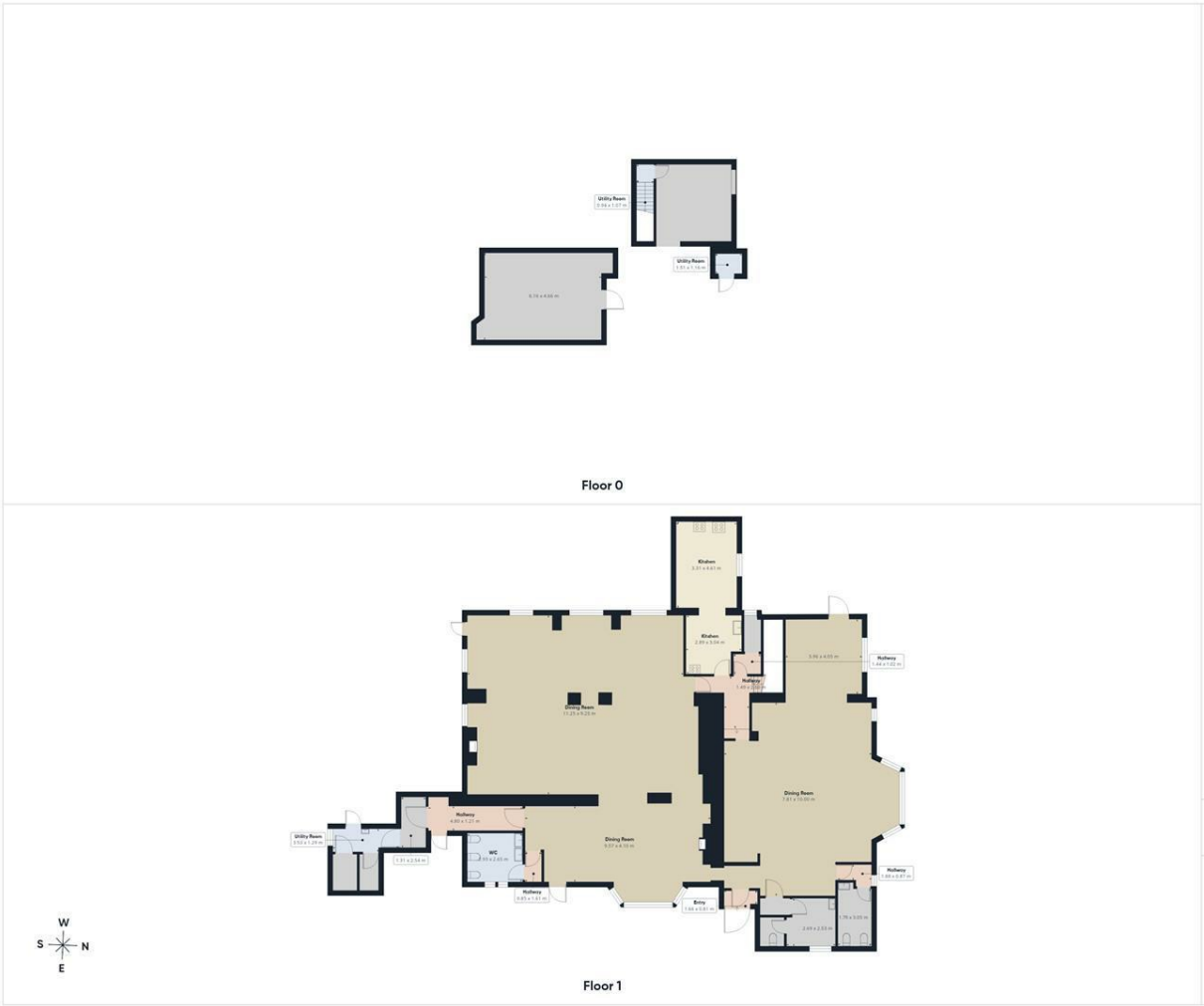
AGENTS NOTE

***** Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding any proposed redevelopment or change of use and should not rely on any potential planning opportunity referred to within these particulars.
***** We will be inviting offers by the 3rd of September and suggest any planning enquiries or surveys be done by this date ****

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



Approximate total area(1)

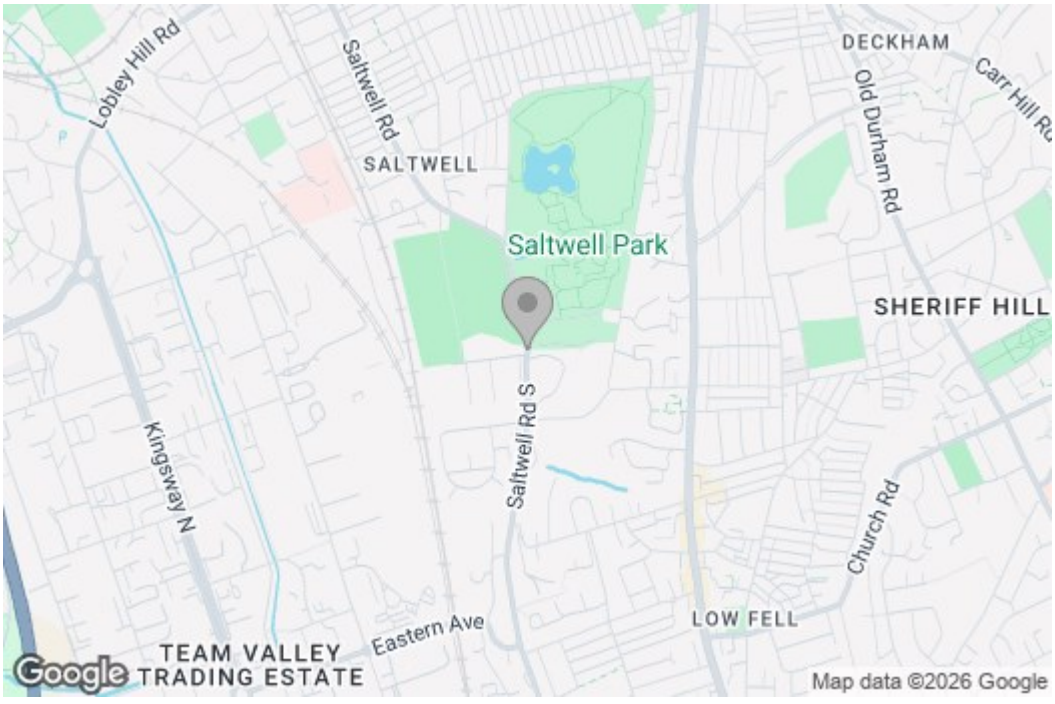
354.8 m²

(1) Excluding balconies and terraces

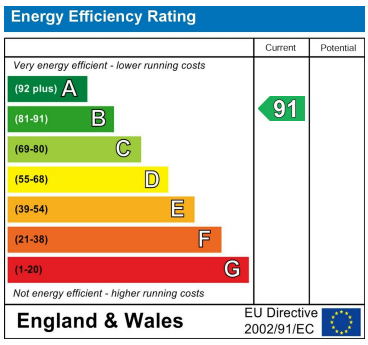
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

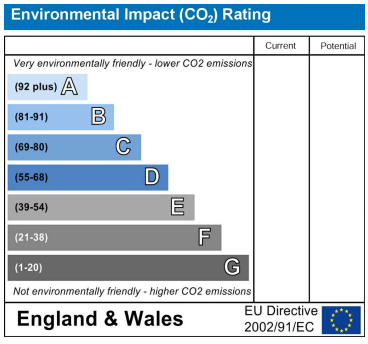
GIRAFFE360

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk