



Development Opportunity

0.75 Acres (0.3 Hectares)

- Three storey former Monastery
- Located close to Sunderland city centre
- Potential for refurbishment, conversion or full scale redevelopment (subject to planning)
- Seeking offers over £300,000 for freehold interest
- No VAT

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FOR SALE

St. Benet's Monastery, The Causeway,
Monkwearmouth, Sunderland,
Tyne and Wear, SR6 0BH

Location

St Benet's Monastery is situated just north of the River Wear in a diverse, mixed-use area within easy walking distance of Sunderland city centre, the Stadium of Light, and the University of Sunderland campus.

The surrounding area features a blend of commercial and residential developments, with Sunderland Retail Park—home to a variety of national retail occupiers—located nearby. Notable neighbouring occupiers include Frank's Flooring Store to the north, a Stagecoach bus depot to the west, and a mix of social and sheltered housing to the south.

Description

The site comprises a substantial three-storey former monastery of traditional brick construction, understood to have been built circa 1900. The building enjoys a prominent south-facing, elevated position. To the rear, the property has a formal garden area with views of the adjoining church and parish centre.

Originally constructed to provide accommodation for the monks of St Benet's Church, the monastery more recently served as both living quarters and office space for the parish priests.

The external areas and grounds present a potential opportunity for development, subject to the necessary planning consents.

Accommodation

We have been provided with the below gross internal floor area measurements, which are subject to verification via measured survey.

	Sq. Ft	Sq. M
Lower Ground Floor	1,090	101.26
Ground Floor	2,444	227.05
First Floor	2,268	210.7
Second Floor	1,960	182.08
Total	7,762	721.09

Listing

We understand that the property is not listed.

Council Tax

The property is in Council Tax Band E.

Energy Performance Rating

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Price

Seeking offers over £300,000 for the Freehold interest.

VAT

The property is not elected for VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Particulars dated 03 July 2025





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