

# Immaculate Heart of Mary

SPRINGWELL ROAD, SUNDERLAND, TYNE & WEAR, SR3 4HF

FOR SALE



savills

Boundary lines are approximate

## LOCATION

- Excellent roadside development opportunity (STP)
- Frontage onto Durham Road, Sunderland's main arterial road connecting the A19 to the City centre.
- 0.88 acres (0.35 hectares)
- Church and adjoining four bed presbytery
- Informal tenders sought by noon Monday 13<sup>th</sup> April

## LOCATION

The property occupies a highly prominent position on the busy crossroads of Springwell Road and Durham Road (A690) in the residential area of Springwell in Sunderland. Durham Road acts as Sunderland's main arterial road which connects the City centre to the A19.

Sunderland is located approximately 12 miles south east of Newcastle upon Tyne, 12 miles north east of Durham and 30 miles north of Middlesbrough.

Surrounding uses include established residential housing, a medical centre, various schools and a Lidl supermarket, which occupies the crossroads immediately to the north.

## PLANNING

The Sunderland Core Strategy and Development Plan were adopted in January 2020 and set out the Council's long-term plan for development across the city up to 2033.

In accordance with the National Planning Policy Framework (NPPF), a review of the Core Strategy and Development Plan were undertaken in December 2024. This was required to determine whether the policies of the plan remain effective, fit for purpose and consistent with national policy.

The review concluded that the policies within the plan continue to be in general conformity with the NPPF, remain broadly effective in delivering the Council's overall Core Strategy objectives and form an appropriate basis on which to determine planning applications.

The property is not allocated for any specific land use, is not located in a Conservation Area and is not Grade Listed.



## DESCRIPTION

The site extends to 0.88 acres (0.35 hectares), is triangular in shape and accommodates the Immaculate Heart of Mary Church, presbytery and garage.

The church was built in the mid-1950s and comprises a steep pitched roof with two projecting gable ends to the front and rear. The side elevations of the main congregation hall have tall lancet windows which extend into the dormer windows above. The property is brick built and is believed to be of cavity wall construction.

Internally the church has exposed brickwork, parabolic arches and a mezzanine floor to the rear of the congregation hall. At the opposite end, the church has a small kitchenette and an office. A dining area and a further kitchenette connects the church to the adjoining four bed presbytery.

At ground floor level the presbytery has a hallway, three reception rooms, a kitchen, a bathroom and a storage cupboard. At first floor level the presbytery has an open-plan landing, four bedrooms, a bathroom, a separate shower room, a separate toilet and a storage cupboard. A flat roof single bay garage adjoins the dwelling to the west. The presbytery extends to 1,108 sq. ft. and has an EPC score of 67D.

To the rear of the church is an area of undeveloped land, acting as the presbytery's garden, which is secured by a palisade fence. Land found beyond the rear garden to the south is currently unsecured. The gradient of the site falls gently from the north down towards the south.

The property is bounded by Springwell Road to the north, Durham Road to the east, open space to the south, residential housing to the west.



## 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 TY451127 and will be sold with vacant possession.

## VIEWINGS

The site can be viewed from Springwell Road and Durham 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.

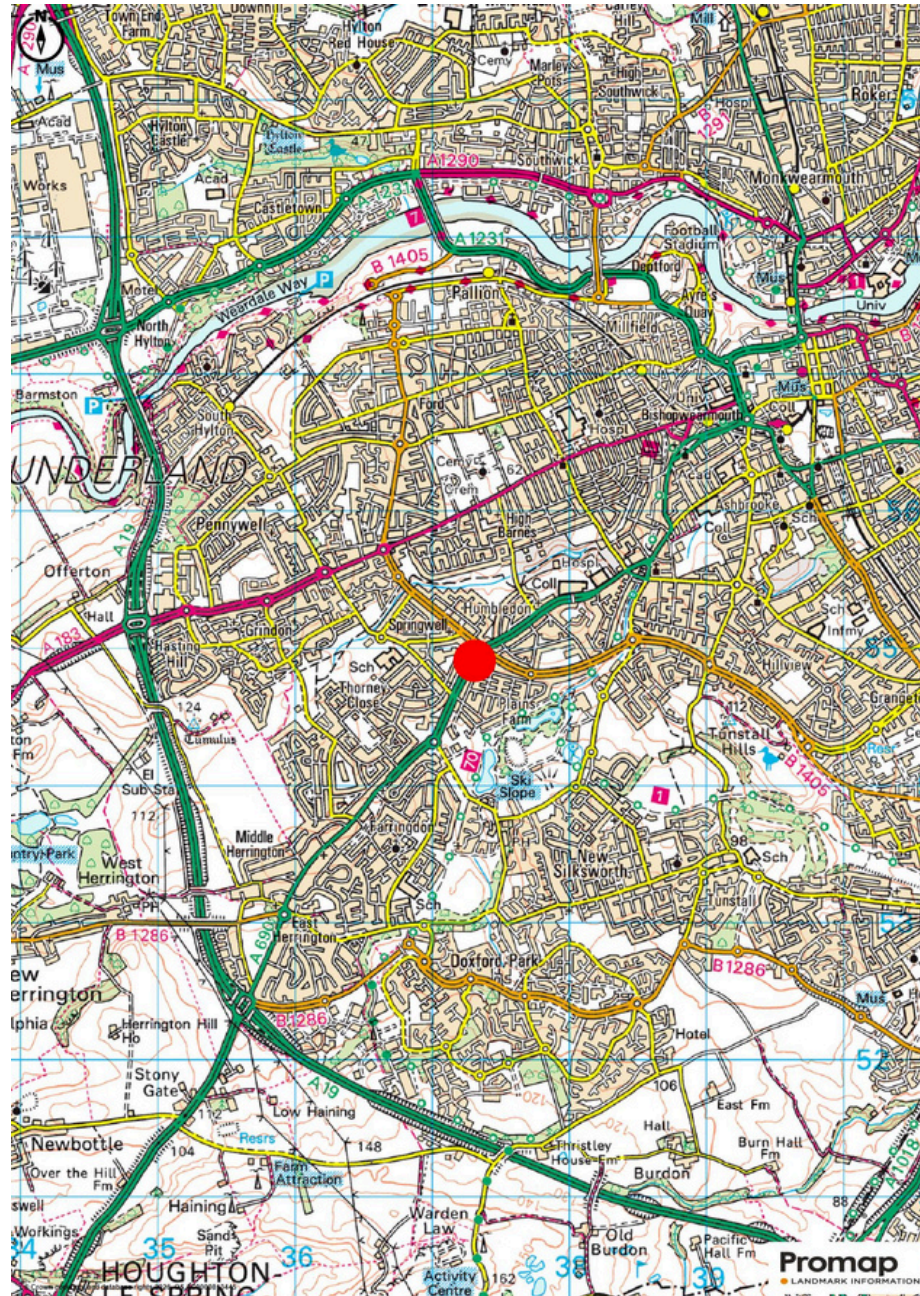
## VAT

All offers received will be deemed to be exclusive of VAT where chargeable.

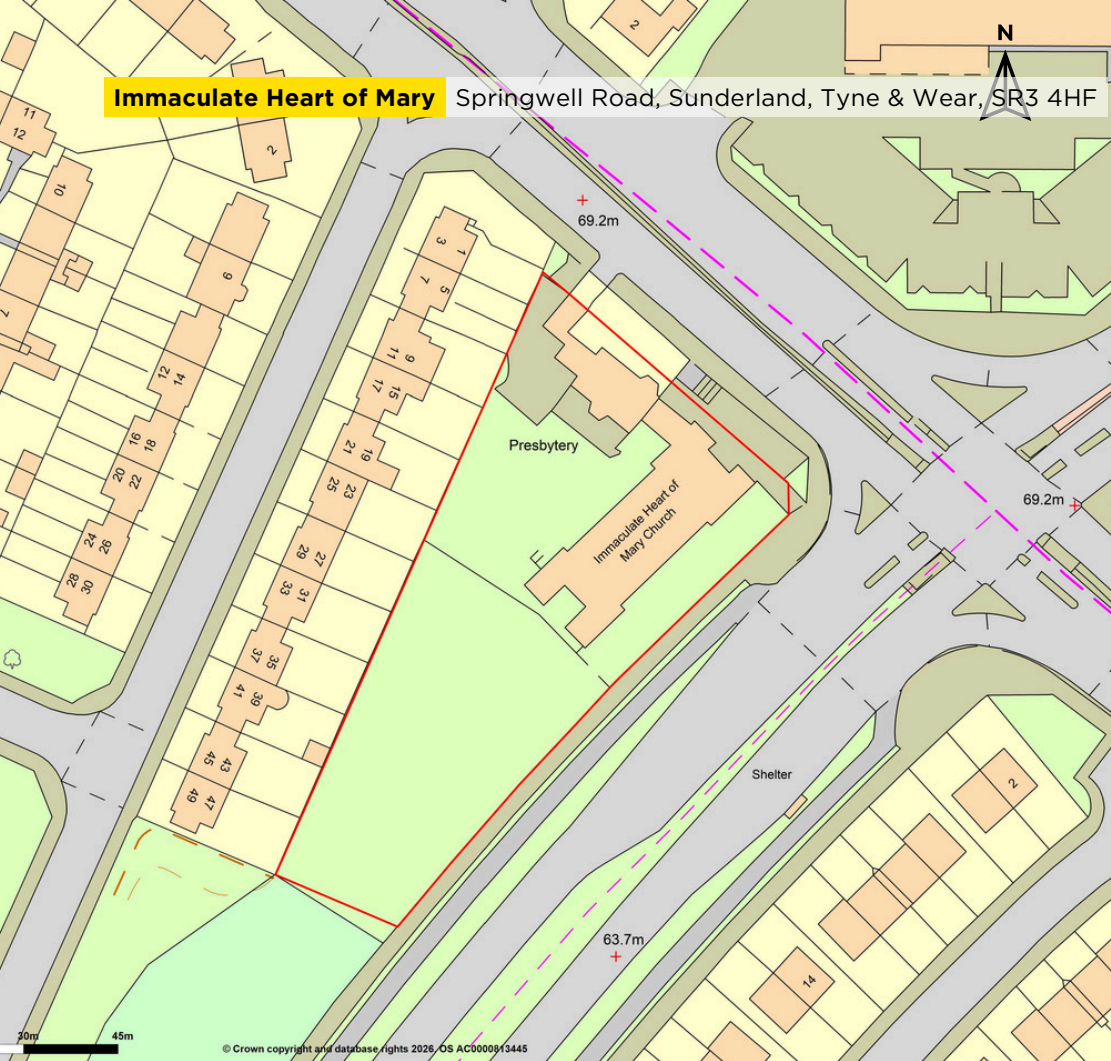
## INFORMATION PACK

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

- Title Information;
- Asbestos management survey;
- Presbytery EPC Certificate; and
- Site plans and photographs.



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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.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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 13<sup>th</sup> April 2026. Offers are to be submitted directly to:

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:

### Glenn Laws MRICS

Associate Director  
glenn.laws@savills.com  
07971 593 026