

FOR SALE FREEHOLD OR TO LET

LAND AT LONGBENTON, WEST FARM AVENUE

Longbenton, North Tyneside, NE12 8GA



Key Highlights

- Development Opportunity
- Vacant site extending to 0.57 acres
- Located adjacent to a well-established local centre with car parking available
- Excellent transport links
- Offers invited
- Sealed Informal Tenders sought by **noon Monday 13th September 2021**

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Location & Situation

The site is located in the centre of Longbenton, North Tyneside approximately 4 miles to the north east of Newcastle city centre. Longbenton benefits from excellent road access being served primarily by Benton Road and Salters Lane; both of which link to the A189 and in turn the A1 to the west which provides access to the national road network. The area is well served by local amenities with the centrally positioned Boulevard accommodating a range of national and local operators including; Greggs, Ladbroke's, Boots and Subway. Four Lane Ends is located a short distance to the east which offers further local amenities including a petrol station. Longbenton is extremely well served by public transport with several bus stops located immediately to the north of the site on West Farm Avenue, with Longbenton Metro Station a short walk to the south. The surrounding area offers a diverse mix of uses with Quorum Business Park located to the north east which accommodates a number of businesses along with the Nuffield Health and Fitness & Wellbeing Gym. Gosforth Park and Golf Club are located to the north and east with the well regarded Brandling Villa and Millstone pubs located nearby at South Gosforth to the south west. The property and adjacent units are under management by a third party and the successful developer or operator will be required to contribute to the maintenance of common areas via the site wide service charge.

Description

The site extends to approximately 0.57 acres, is rectangular in shape and is relatively flat. There are a number of small trees to the northern boundary with the remainder of the site being grassed. Access to the site is via an existing service road off West Park Avenue to the north. The site benefits from road frontage to West Farm Avenue, a busy local road linking the A188 Benton Road to the A189 Salters Lane, which is used extensively by local commuters to Quorum Business Park. The surrounding area is characterised mainly by housing with commercial uses located to the north at Quorum Business Park.

Services

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies.

Planning

It is our view that the site is suitable for a range of uses including residential, health care, drive thru and retail (subject to statutory planning permission). Interested parties are advised to make their own enquiries of North Tyneside Council's Planning Department.

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Method of Sale

We are instructed to invite conditional and unconditional offers for our client's freehold interest. Alternatively, our client will also consider delivering an agreed scheme, subject to a pre-let to a tenant with sufficient covenant strength on acceptable lease terms.

Tenders are requested by **noon Monday 13th September 2021** and should be marked 'Tenders for Land at Longbenton'. Tenders are to be submitted directly to david.craig@savills.com or glenn.laws@savills.com or, alternatively, posted to:

FAO David Craig / Glenn Laws

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The Lumen, St James' Boulevard
Newcastle upon Tyne, NE4 5BZ

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Any offers which do not contain the above may not be considered. Please note that our client is not obliged to accept the highest or any offer.

Tenure

Freehold. Title Numbers TY418322 and TY432239.

VAT & Legal Costs

The vendor reserves the right to charge VAT on the purchase price. All offers received will be deemed to be exclusive of VAT. Each party will be liable for their own legal costs incurred.

Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | July 2021

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