

# Residential Development Opportunity For Sale

Land at Blackfell Way, Birtley, Chester Le Street, DH3 1GF

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

Approximate boundary

- Residential Development Opportunity
- Site Area: 1.84 acres (0.74 hectares)
- Popular Residential Location
- Planning Permission submitted for 22 residential dwellings
- Planning Reference: DC/19/01250/FUL

**Offers Invited**



## FOR SALE – Residential Development Opportunity

Land at Blackfell Way, Birtley, Chester le Street, DH3 1GF

### OPPORTUNITY

Bradley Hall are delighted to be appointed to market this residential development opportunity in Birtley which has had planning permission submitted for 22 residential dwellings.

### LOCATION

The subject site is located on Blackfell Way in Birtley. Blackfell Way is situated within a predominantly residential location but close to local amenities including Sixteen Bakes, Nisa Local, Premier Stores, L&S Hair & Beauty and Three Tuns Public House. Local schools include Birtley East Primary School, Ravensworth Terrace Primary School, St Joseph's Catholic Infant School.

Blackfell Way is easily accessible by road and public transport, linking with the B1288 and in turn the A1(M) and A1231, which are just 0.4 miles away and the A194 is 1.6 miles away. The B1288 also provides access to Durham Road (A167) which is the main road through Birtley. Blackfell Way is serviced by local bus routes, providing direct access to Barley Mow and Kibblesworth.

Birtley is a town in the Metropolitan Borough of Gateshead and is situated 2.5 miles north of Chester Le Street, 4 miles south of Gateshead, 2.8 miles south east of Team Valley Trading Estate, 3 miles west of Washington and 11 miles north of Durham city centre.



Local Schools:  
Birtley East Community Primary (Ofsted: Good)  
Ravensworth Terrace Primary School (Ofsted:  
Outstanding)



A1(M): 0.4 miles  
A1231: 0.4 miles  
A194: 1.6 miles



Bus stops on Blackfell Way  
Chester Le Street Train Station: 3.4  
miles

**DESCRIPTION**

The site comprises an area of open land that measures 1.84 acres (0.74 hectares). The surrounding land has been developed over time and is bound by Blackfell Way on its north, eastern and western boundary which forms the spine road running through the wider development.

There are a wide range of local services and facilities within Birtley and the site also benefits from excellent connectivity to Gateshead and Newcastle which can be easily accessed by bus, train or car.

**PLANNING PERMISSION/USE**

Planning permission has been submitted for the erection of 22 residential dwellings with associated infrastructure and landscaping. Further information can be found at Gateshead Council's Planning Portal using reference: DC/19/01250/FUL.

- The site is an allocated site under the local plan (9.57)
- 15% Affordable (3 units – 2 Social Rent and 1 DOMV)
- BNG Contribution to be confirmed by the Council prior to determination

**SERVICES**

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.

**TENURE**

The site is sold freehold with vacant possession.

**TERMS**

We are instructed to seek offers for the site. Offers must be submitted in writing to the sole agent no later than **12:00PM on the 14<sup>th</sup> October 2022** and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme
- All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Offers must be submitted to our office at 1 Hood Street, Newcastle upon Tyne, NE1 6JQ.

The client is not obliged to accept the highest or indeed any offer.

Each party is to bear their own legal costs involved in the transaction.

**VIEWING & FURTHER INFORMATION**

For all enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 01642 265 300

**Email:** [callum.armstrong@bradleyhall.co.uk](mailto:callum.armstrong@bradleyhall.co.uk)

**Tel:** 0191 232 8080

**Email:** [neil.hart@bradleyhall.co.uk](mailto:neil.hart@bradleyhall.co.uk)

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Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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