

EXCELLENT DEVELOPMENT OPPORTUNITY

Land at Derwenthaugh Road, Gateshead NE16 3BL



Key Highlights

- Excellent roadside development opportunity
- Cleared site with prominent roadside frontage
- 1.31 acres (0.53 hectares)
- Identified as an Opportunity Area
- Bids by **noon Wednesday 27th April 2022**

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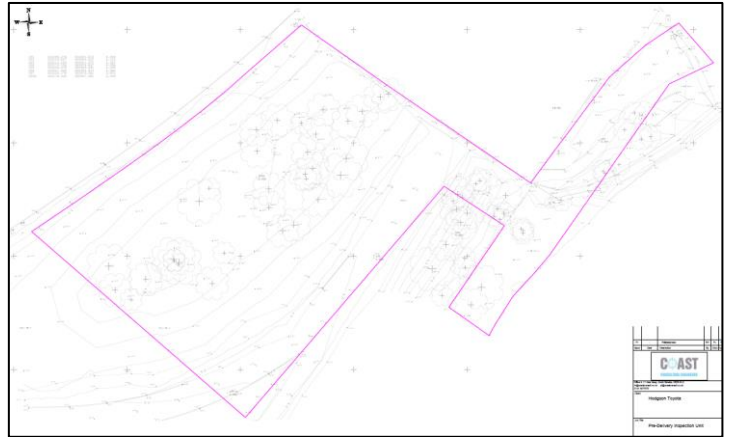
[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' and 'l's having a distinctive shape. The logo is set against a solid yellow rectangular background.

Location

The site is located to the south east of Derwenthaugh Road within an established and highly accessible commercial area of Gateshead. It is situated 4.5 miles to the west of Gateshead and 5 miles south west of Newcastle. The site benefits from excellent roadside frontage whilst being extremely well situated in terms of its proximity to main road links.

Road access is provided from the A1114 Riverside Way from the north east with a further secondary access from the A694 Derwenthaugh Road from the west; both of which conveniently link to the A1 to the south which provides access to the wider national road network. The Metro Centre is located to the east via the A1114 with further commercial uses on Chain Bridge Road located to the north west via the A695.



Description

The site extends to 1.31 acres (0.53 hectares), is relatively flat and cleared. It is currently secured by fencing to all boundaries. Access into and out of the site is provided via an entrance road from the west which links directly onto Derwenthaugh Road approximately 100 metres to the west.

The surrounding uses include a Toyota car garage immediately to the north east and a Premier Inn, Brewers Fayre and BP Garage on the opposite of Derwenthaugh Road. Further commercial uses are located around 250 metres to the north which include national covenants such as KFC, TGI Fridays, Travelodge and Holiday Inn Express. The Metro Centre is located around 500 metres to the east.



Services

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

Planning

The site is identified as being within the Metrogreen Area of Change and Opportunity Area. Detailed Permission was granted in 2017 for the erection of an Autopod Storage Tower with ancillary workshop facilities and car storage. REF: DC/17/00474/FUL.

It is our view that the site presents developers with a rare and unique opportunity to deliver an attractive, well designed, high quality scheme located in an established commercial area, subject to statutory planning permission.



Tenure

The site is to be sold freehold with vacant possession.

VAT

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

Legal and Surveying Fees

Each party is to bear their own costs incurred.

Information Pack

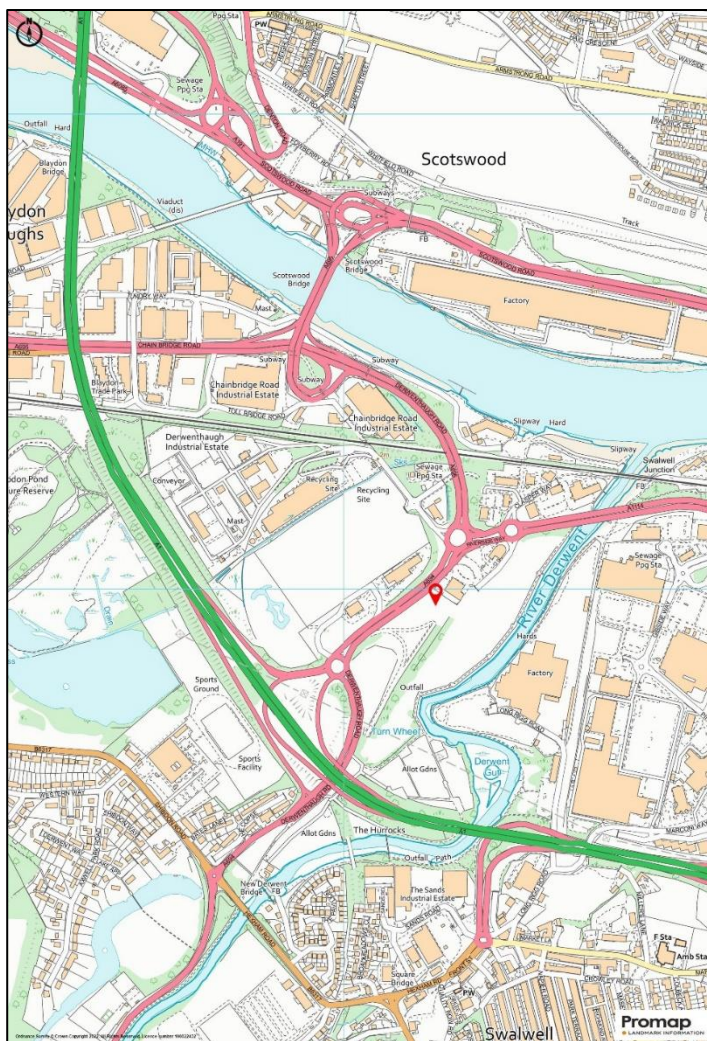
An information pack is available upon request and includes the following:

- Title Information; and
- Site plans.

Method of Disposal

Bids for the site are requested **by noon Wednesday 27th April 2022**. Tenders are to be submitted directly to david.craig@savills.com or richard.scott@savills.com. Bidders are asked to provide the following information:

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



Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

Contact

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February 2022

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