

FOR SALE

LAND AT CLOCKMILL ROAD

Dunston, Gateshead, NE8 2QX



Site boundary for indicative purposes only

Key Highlights

- Excellent development opportunity (STP)
- 1.78 acres (0.72 hectares)
- Lapsed planning consent for office development establishing the principal of development
- Informal tenders sought by Monday noon 2nd November 2020

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Location

The site is located within the suburb of Dunston in the borough of Gateshead, occupying a prominent position on Clockmill Road (A1114). The site is easily accessed off the A184 link road which connects directly to both the A1 (M) and Gateshead town centre. The site also benefits from its close proximity to public transport including Dunston train station, located 0.3 miles to the south west.

Nearby land uses comprise a mix of commercial, residential and community uses. Retail services are provided from Dunston High Street and Ellison Street to the west which have representation from Aldi as well as a number of independent retailers. Other nearby land uses comprise a library, an outdoor football centre and a Harley-Davidson bike dealership. Two new build housing schemes built by Barratt Homes and Keepmoat Homes are located a short distance to the east and west of the site, both of which have sold out.

Description

The site is irregular in shape, undeveloped in nature and extends to 1.78 acres (0.72 hectares). It is overgrown and is generally flat. The site is bounded by a purpose-built care facility to the south east, Clockmill road to the south west, a petrol station to the north west and the River Team to the north. The site is made secure by heras fencing in part.

Planning

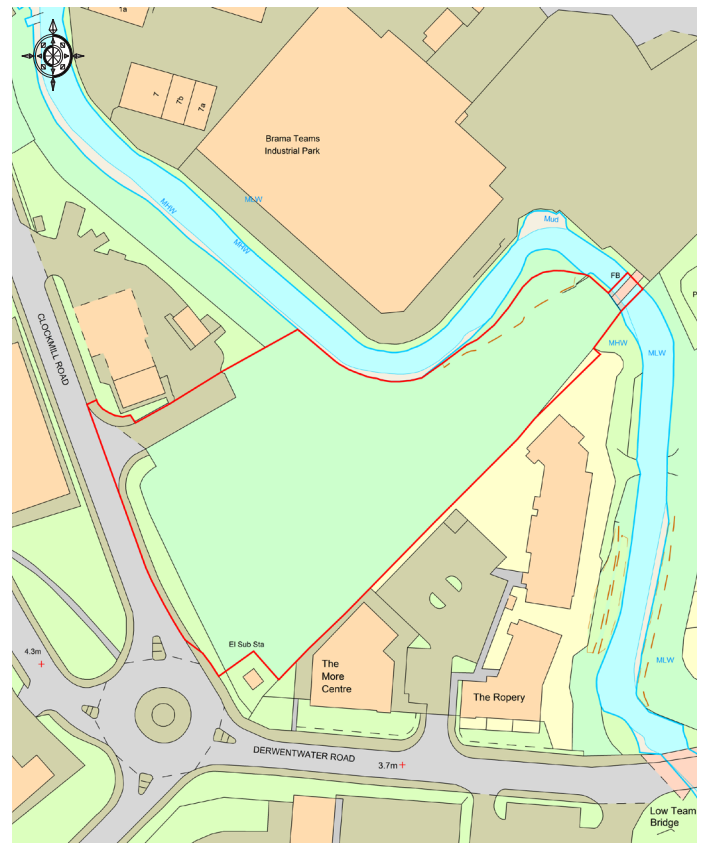
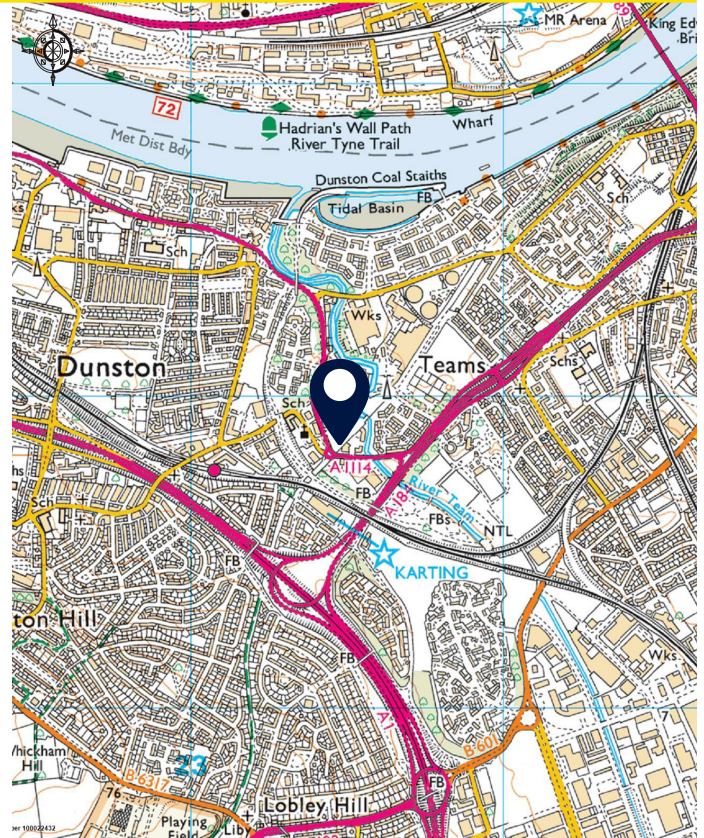
Within the adopted Newcastle and Gateshead Core Strategy (2015) the site is identified as lying within the 'Neighbourhood Area'. The site is not allocated for any other specific uses or subject to any other designations within the Core Strategy.

The site previously benefitted from planning permission for the development of a three-storey office block. Granted in September 2008, this permission has now lapsed (DC/08/00318/FUL). An earlier application for the development of 18 residential dwellings and 19 apartments was withdrawn in April 2007 (DC/07/00077/FUL). Details of this withdrawn application are provided in the information pack.

It is considered that the site is situated in a sustainable location that benefits from its proximity to transport and amenities services and, as such, may be suitable for residential development, as well as other uses, subject to statutory planning consent.

Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.



Information Pack

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

- Title Registers and Plans;
- Details of the previously withdrawn residential planning application which include an indicative site layout plan, house type designs and a historic topographical survey;
- Decision notice for the previously granted office scheme.

Tenure

The site is to be sold freehold with vacant possession.

Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by **Monday noon 2nd November 2020** and should be marked 'Tenders for land at Clockmill Road, Gateshead'. Tenders are to be submitted directly to:

Glenn Laws MRICS
Savills
71 Grey Street
Newcastle Upon Tyne
NE1 6EF

Or alternatively, if via email, to:

glenn.laws@savills.com / david.craig@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;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitors details.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which Savills consider having onerous or unusual conditions, may not be considered.

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.



VAT

VAT will not be payable upon the purchase price.

Legal and Surveying Fees

Each party is to bear their own costs incurred.

Viewings

Interested parties are strictly forbidden from entering the site without the prior approval of Sole Selling Agent, Savills.

Savills can be contacted for further information.

Contact

Glenn Laws
+44 (0) 191 323 3150
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