

FOR SALE

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# Land at Hexham Road

Throckley, Newcastle upon Tyne, NE15 9EB



## Key Highlights

- Excellent development opportunity (STP)
- 1.66 acres (0.67 hectares)
- Supportive Pre-App received for the development of residential, employment or retail / leisure
- Informal sealed tenders sought by **noon Monday 25<sup>th</sup> July 2022**

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SAVILLS NEWCASTLE  
The Lumen, St James' Boulevard  
Newcastle upon Tyne NE4 5BZ  
**+44 (0) 191 917 1444**

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## Location

The site is located within the sought after village of Throckley in the Tyne Valley, 6 miles west of Newcastle City centre. It occupies a prominent position on Hexham Road (B6528) which connects directly onto the A69 to the north via the A6085, the principal link road connecting Tyneside to the east to Cumbria in the west.

Nearby land uses comprise a mix of residential, commercial and educational uses. Convenience retail is provided to the south on Hexham Road, whilst Sainsbury's and a Post Office are located to the south east on Newburn Road.

A number of new build housing developments are currently being delivered by Barratt, Miller Homes and Cussins Homes on land to the north west of the site.

## Description

The site is rectangular in shape, undeveloped in nature and extends to 1.66 acres (0.67 hectares). It gently slopes in gradient running down to the east.

The site is bounded by Throckley Primary School to the north and west, residential housing to the east, and commercial uses to the south.

## Planning

In accordance with the joint Newcastle & Gateshead Core Strategy and Urban Core Plan, adopted in June 2020, the site is not allocated for any specific use or subject to any local or statutory designations.

The site does not have any form of planning permission at present but was assessed in the 2021 Housing and Economic Land Availability Assessment, under reference 4437 'Paddock south of Throckley Recreation Ground', as being suitable, available, achievable and developable.

The vendor has received a positive pre-app response from the Local Planning Authority which, in principal, supports the development of the site for residential housing, employment or retail / leisure use. A supporting layout plan was prepared as part of the pre-app submission which shows an indicative housing scheme of 19 residential dwellings.

It is pertinent to note that this pre-app response does not constitute an implementable planning permission, nor should it be relied upon. All interested parties are advised to make their own enquiries in respect of planning.

As the site is sustainably located, it is our view that the site presents developers with a rare and unique opportunity to deliver a variety of different uses, subject to statutory planning permission and necessary consents.



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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.

The site is to be sold freehold with vacant possession.

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

Each party is to bear their own costs incurred.

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

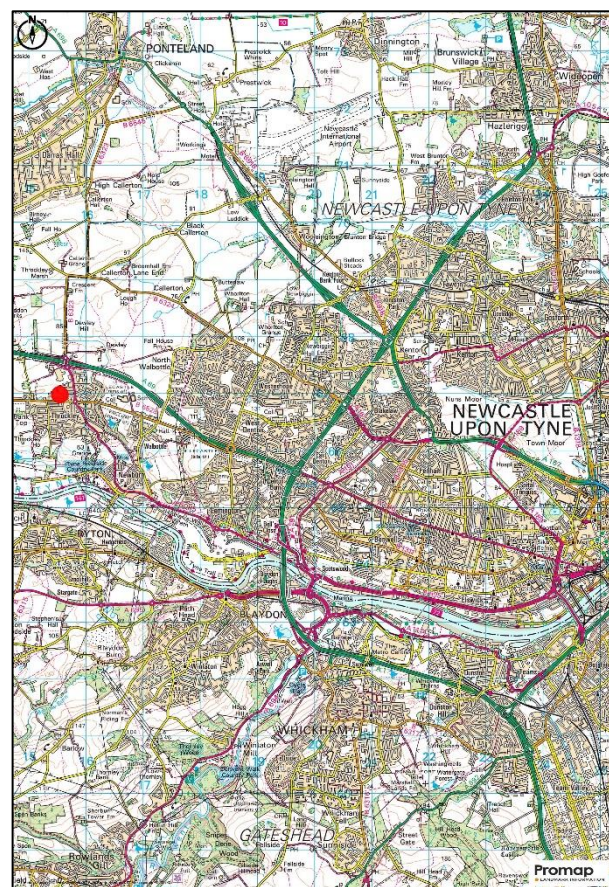
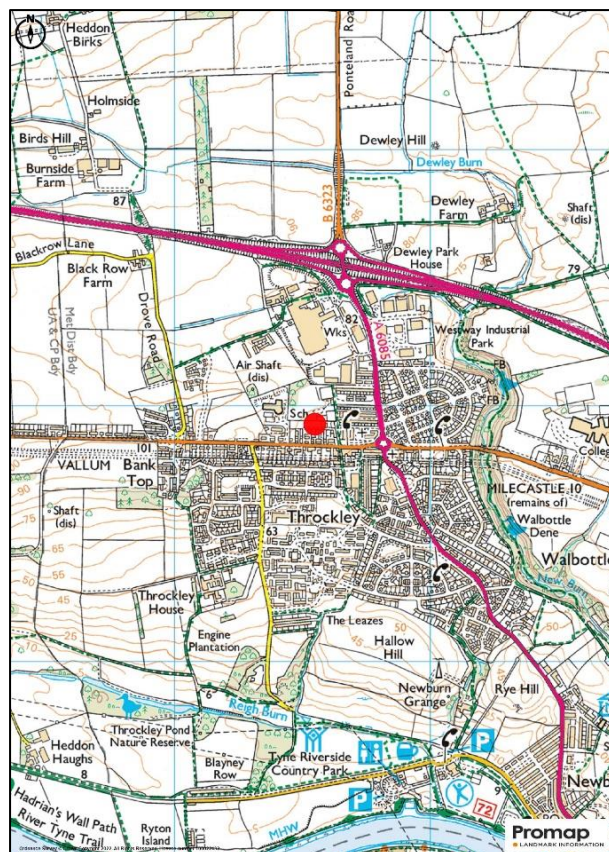
- Title information;
- Indicative site layout plan;
- Local Planning Authority pre-app response; and
- Proposed site access plan.

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders for the site are requested by **noon Monday 25<sup>th</sup> July 2022**. Tenders are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [ray.minto@savills.com](mailto:ray.minto@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Details 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 solicitor details.

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



## Viewings

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

Savills can be contacted for further information.



Site layout plan showing an indicative housing development of 19 dwellings. Plan prepared by ID Partnership which is not to be relied upon.

## Contact

Glenn Laws MRICS  
+44 (0) 191 323 3150  
+44 (0) 7971 593 026  
glenn.laws@savills.com

Ray Minto MRICS  
+44 (0) 191 323 3142  
+44 (0) 7973 696 518  
ray.minto@savills.com

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June 2022

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