

Gateshead

Site to the South of Highfield Road, Rowlands Gill, Tyne and Wear NE39 2LY

- A Freehold Site extending to Approximately 1.09 Hectares (2.7 Acres)
- Previously the subject of Planning Permission for the Erection of 33 Houses and 56 Flats (now lapsed)
- Potential for Residential Development, subject to all necessary consents being obtained

Vacant Possession

BY ORDER OF TELEREAL TRILLIUM



Seller's Solicitor

Messrs DLA Piper (Ref: Hannah Cheminais).
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VACANT – Freehold Site



Tenure

Freehold.

Location

The property is situated on the south side of Smailes Lane, bounded by Highfield Road and Wellfield Road. Highfield Primary School is a short distance to the east, whilst Highfield Community Centre and Whinfield Industrial Estate are to the south. Local shops are available, whilst Gateshead and Newcastle are 9.5 and 11 miles to the north-east respectively. Prudhoe Rail Station is approximately 7 miles to the north-west.

Description

The property, which was previously occupied by a school, comprises a cleared site extending to approximately 1.09 hectares (2.7 acres). The site benefits from road frontage to Smailes Lane, Highfield Road and Wellfield Road.

Accommodation

Site Area extending to Approximately 1.09 Hectares (2.7 Acres)

Planning

Local Planning Authority: Gateshead Council.
Tel: 0191 433 3426.

The property was previously the subject of planning permission (Ref: DC/07/00958/REM) for the "erection of 33 semi-detached and town houses and 56 flats in a 4 storey block with associated car parking and landscaping..." Now lapsed. The principle of residential use has therefore been established and the site is allocated as a housing development site in the adopted local plan. The site therefore offers potential for residential development, subject to all necessary consents being obtained. Prospective buyers are deemed to make their own enquiries.

VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.