

Development land for sale  
**Blyth Riverside Business Park,**  
**Northumberland NE24 4RR**  
Plots from 1–3 acres



Site acquired for  
development by



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## Quick look

- ❑ Development land for sale, plots from 1-3 acres
- ❑ Blyth Riverside Business Park, Blyth, Northumberland
- ❑ Cost effective manufacturing and distribution location
- ❑ Immediate access to the A189, leading to the North East's main arterial roads (A1 and A19), the Port of Blyth and Newcastle

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❑ FRONT COVER

❑ QUICK LOOK

❑ LOCATION

❑ DESCRIPTION

❑ CLOSE-UP

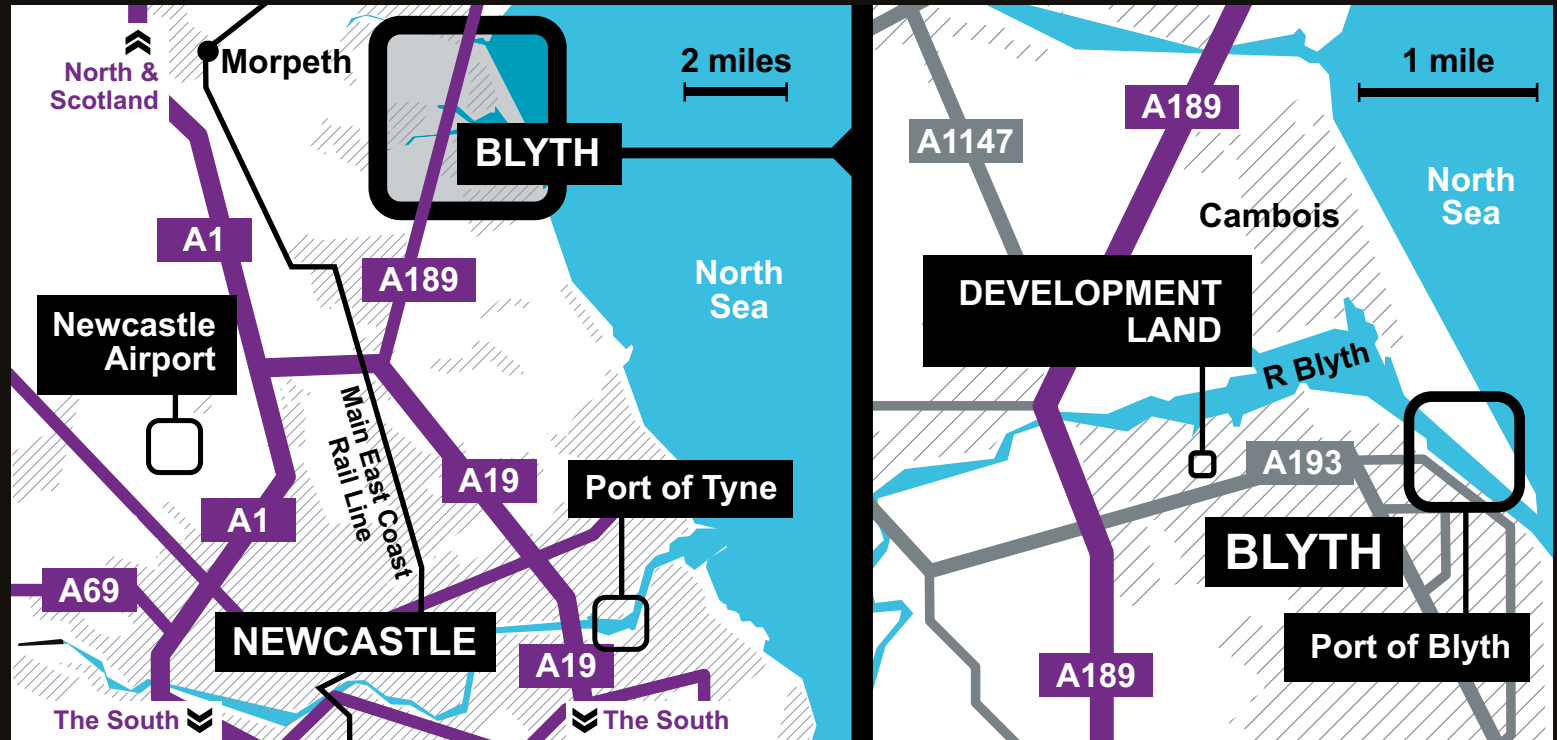
❑ PLANS

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EXIT PDF

□ Cost effective manufacturing & distribution location



## Location NE24 4RR

The subject land is located on Thirlmere Way, Coniston Road, Blyth Riverside Business Park, Blyth. The surrounding area is principally commercial with a selection of manufacturing and warehouse operators.

All local amenities are located close by within

Blyth Town Centre. Blyth is situated within the county of Northumberland, is approximately 12 miles north of Newcastle City Centre, and is ideally placed on the A189 (Spine Road) giving direct access to the A1 and A19.

  
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GOOGLE MAP

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Established business area

## Description

The subject site is level, rectangular and benefits from clear frontage onto Coniston Road. Vehicular access is via Thirlmere Way which offers a hammerhead junction to the subject plots. At present the sites have not been cleared, but have tree and bushes foliage to the boundaries.



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Flexible plot sizes

# Close-up

Sites available in part or whole

**Plot 1**

0.61 ha (1.5 acres)

**Plot 2**

0.61 ha (1.5 acres)

**Total area**

1.21 ha (3 acres) or thereabouts



## Services

It is understood that all main services are located to the boundary of the site. All interested parties should make their own enquires with the service providers.

## Environmental & ground conditions

Prospective purchasers will need to satisfy themselves regarding the ground conditions, contamination and utility services in the site. There have been no desktop of intrusive Site Investigations concerning the condition of the sites.

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Indicative  
site plans by  
B3 Architects

T: 0191 2692090



## Planning

The sites are suitable for uses which fall within B1, B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

Other uses outside of these categories may be permitted, subject to further discussion

with the local Planning & Highway departments (Northumberland Council County Hall, Morpeth, Northumberland NE61 2EF).

Tel: 0845 600 6400

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# Drive to

**Port of Blyth**

10min

**A19**

14min

**Morpeth Station**

(main East Coast rail line) 22min

**Newcastle**

26min

**Newcastle Airport**

26min

**Carlisle**

1hr 30min

**Leeds**

2hr

**Edinburgh**

2hr 25min

**Manchester**

3hr

# Other info

## □ ADVANCE

### NORTHUMBERLAND

Advance Northumberland Commercial is a well-established and highly regarded landlord. As a business tenant you can relax, safe in the knowledge that we are a locally based landlord with a personal touch and dedicated team on hand if you need us. We have commercial offices and business space to let from small start-up managed workspace to larger industrial units and offices. We'll work with you to help you find the right space in the right location for your business.

## □ Tenure

The sites will be available on a long leasehold basis (125 years).

## □ Price

Our client is seeking long leasehold offers in the region of £100,000 (one hundred thousand pounds) per acre.

## □ Grant assistance

All enquiries concerning assistance should be directed toward Advance Northumberland.

Tel: 01670 528400

## □ Additional information

Design and build opportunities may be considered.

## □ VAT

All prices quoted are exclusive of VAT.

## □ Legal fees

The purchaser will be responsible for the Vendors professional fees based on 3% of the purchase price value.

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FEBRUARY 2020.



## Viewing & further information ...

**James Pain** T 07841 871710 E james.pain@frewpain.co.uk

Viewing strictly by prior appointment with Frew Pain & Partners.

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## Find out more about Advance Northumberland ...

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Wansbeck Workspace, Rotary Parkway, Ashington, Northumberland NE63 8QZ

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