all enquiries

Frew Pain & PARTNERS

The industrial property specialists

DEVELOPMENT LAND
CLOCKMILL ROAD,
DUNSTON, NE8 2QX

- **Exciting Development Opportunity within Dunston.**
- **Approximate Site Area - 0.73 Hectares (1.8 Acres) or thereabouts.**
- **Suitable for a variety of uses, subject to planning.**
- **Existing planning permission for 34,000 sq ft office development.**
- **Offers invited for the Freehold Interest.**

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RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

(Red line boundary for identification only)

LOCATION

The subject site is located off Clockmill Road, at the roundabout where Clockmilll Road meets Derwentwater Road and in turn the A184. The site is located approximately 3 miles from the centre of Newcastle, 2½ miles from the centre of Gateshead and less than ½ mile to the A1(M), which provides access both north and south throughout the region.

The surrounding area is of mixed use development offering motor retail, commercial, leisure and residential.

The exact location can be seen on the attached plan.

DESCRIPTION

The site is broadly level and 'L' shaped in appearance, which is currently landscaped with grass / trees and bushes.

Access to the site at present is via a shared entrance / exit with the adjacent Total petrol filling station.

This site does offer the benefit of an established location with good focal frontage on to a busy road, offering many local services and amenities close-by.

SITE AREA

From our computerised mapping system it is understood that the site has the following developable Net Area:

Site - 0.41 ha (1.8 acres) or thereabouts.

(Legal Title boundaries can be provided upon request)

PLANNING

Full detailed planning permission has been granted for the erection of a 3 storey office block (Use Class B1) with associated car parking and landscaping. The total size of the office building is 34,000 sq ft.

Application Ref: DC/08/00318/FUL

(Full details of this application including floor plans and elevations can be provided upon request or alternatively this can be viewed or downloaded from Gateshead Council website.)

Alternatively the site could be used for various other uses, subject to the usual relevant planning permissions.

All enquiries should be directed to Gateshead Council Planning Department Tel: 0191 433 3000.

SERVICES

We understand that all mains services are located to the boundary of the site.

It should be noted that we have not been able to test the services or make judgement on their current condition. Prospective purchasers should make their own enquiries as to the services available for future use and any costs for modifications or connections to the sites will be the responsibility of the purchaser.

GROUND CONDITIONS AND ENVIRONMENTAL

Environmental and ground investigations have been carried out. Copies of these reports can be provided at a later date.

All interested parties should get independent advice concerning these reports from a third party.

TENURE

Freehold with vacant possession.

Design & Build opportunities may be considered, subject to lease term and covenant.

PRICE

Offers are invited for the benefit of the freehold interest with vacant possession.

Please note that our clients are not obliged to accept the highest or any offer, without prejudice and subject to contract.

VAT

We have been advised that the land is elected for VAT which will be on the purchase price.

LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the site.

VIEWING

The site is available to view externally – further information available solely from Frew Pain & Partners:

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Email:
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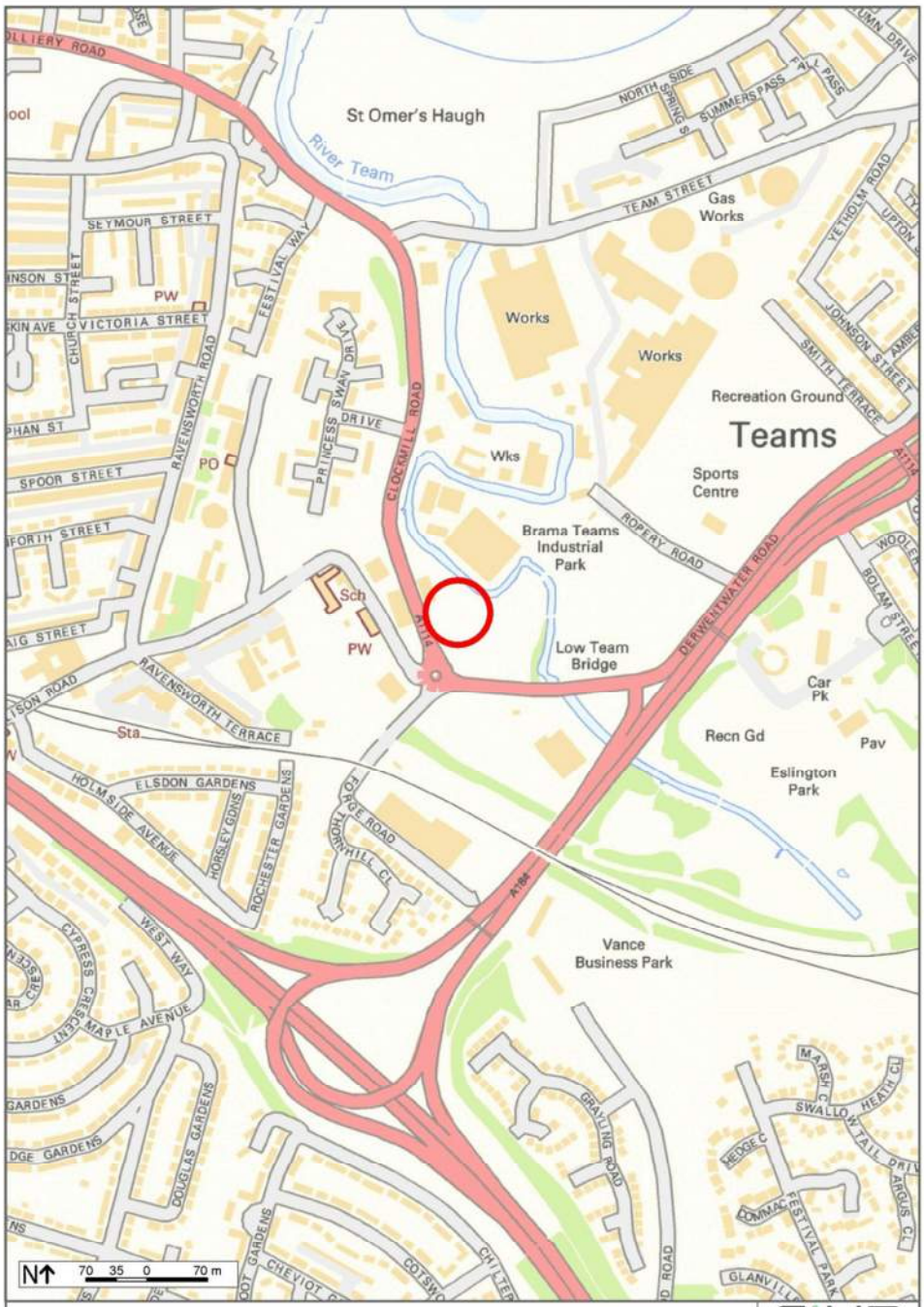
March 2011



Clockmill Road, Gateshead, NE8 2QX

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FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale	1:7,000
Date	28/02/11

Ordnance Survey

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