

# all enquiries



## DEVELOPMENT LAND HADRIAN ROAD, WALLSEND, TYNE & WEAR NE28 6HJ



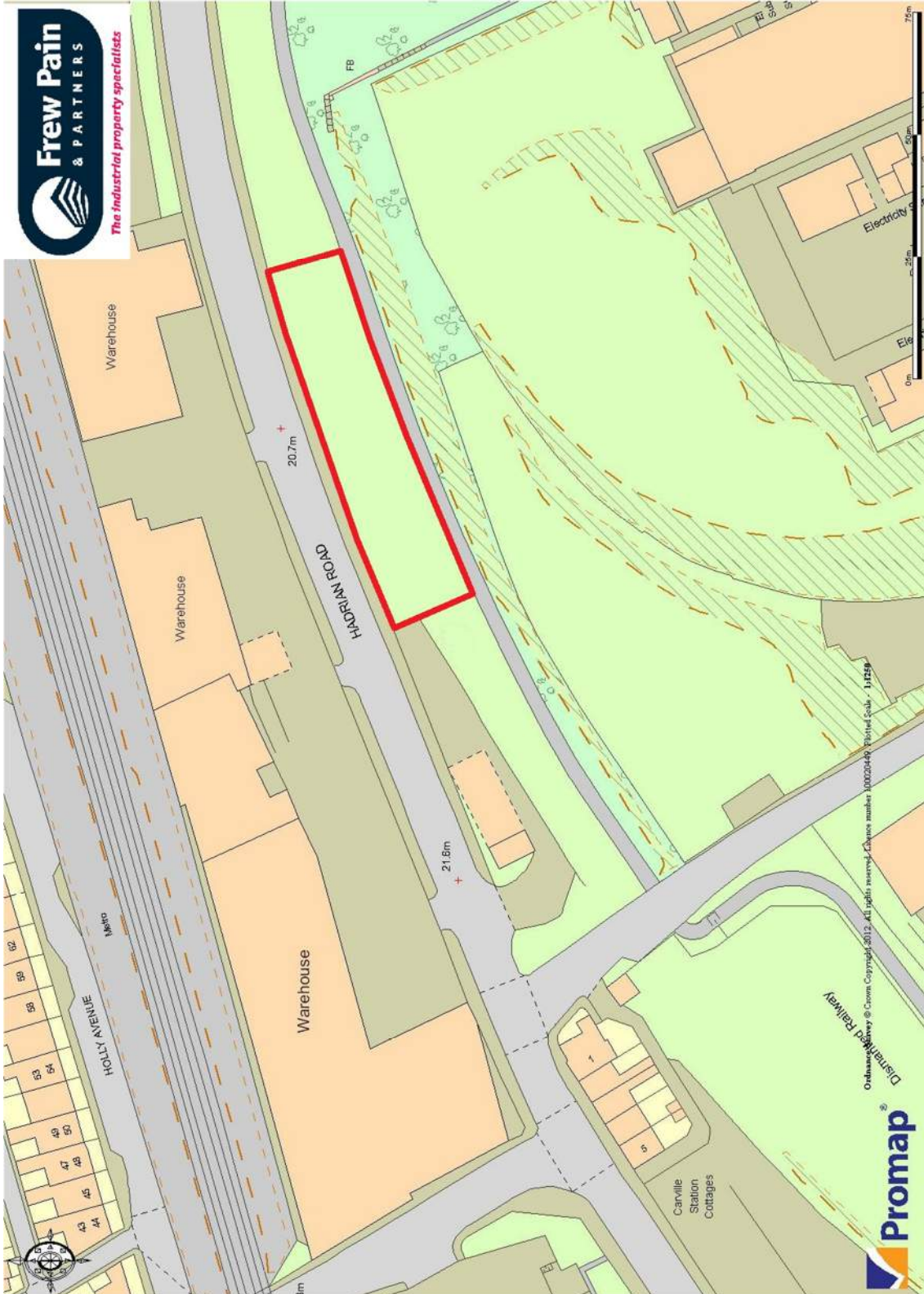
- Exciting development opportunity within Wallsend.
- Approximate site area - 0.13 Hectares (0.3 Acres) or thereabouts.
- Suitable for a variety of uses, subject to planning.
- Offers invited for the freehold interest.

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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 on Hadrian Road, Wallsend and is adjacent to the existing Carville Petrol Filling Station.

Hadrian Road (A187) gives direct access to the A19 Tyne Tunnel roundabout to the East circa 1 mile away. The site is only a short distance via A186 from Wallsend High Street, where a selection of residential, leisure and retail activity is located.

In addition to the above the site benefits from the close proximity to Wallsend Metro Station, a short distance away.

The exact location of the site can be seen on the attached plans.

## DESCRIPTION

The site is broadly level and rectangular in shape offering excellent road frontage onto Hadrian Road, which is busy main road.

The site is secured at present to the front by a full height stone masonry wall (which may be removed).

Access to the site will be direct from Hadrian Road.

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 (0.3 acres) or**

## thereabouts.

(Legal Title (TY 235156) boundaries can be provided upon request)

## PLANNING

Verbal discussions with the local planning authority have indicated that they would consider a variety of uses, subject to the usual planning consents.

*(All enquiries should be directed to North Tyneside Council Planning Department Tel: 0845 200 010.)*

## SERVICES

It's understood 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.

The site is also available to lease on flexible terms.

## 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:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

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