

for sale



The industrial property specialists

FORMER HOLYWELL ENGINEERING HEAD OFFICE WITH ASSOCIATED BUILDINGS & LAND STATION ROAD BACKWORTH NE27 0AE



- **UNIQUE DEVELOPMENT OPPORTUNITY LOCATED IN A VERY DESIRABLE LOCATION OF BACKWORTH.**
- **LARGE MATURE SITE OFFERING A SELECTION OF BUILDINGS, INCLUDING A GRADE II LISTED COTTAGE.**
- **CLOSE TO ALL LOCAL AMENITIES WITH EXCELLENT COMMUNICATION LINKS TO A19 AND NORTHUMBERLAND PARK.**
- **TOTAL SITE AREA : 1.97 HA (4.7 ACRE) OR THEREABOUTS.**
- **INFORMAL SEALED TENDERS SOUGHT BY 12 NOON, 3 JULY 2026**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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



LOCATION

The subject site and property is located on Station Road, Backworth, approximately 5 miles North East of Newcastle City Centre and 2.5 miles West of Whitley Bay.

The site and property occupies a prominent position on the B1322 (Station Road) adjacent to the new A168 link road which connects directly to the A19, via the Holystone roundabout.

Northumberland Park Metro station is located 0.4 miles to the South.

Local amenities are provided at Northumberland Park Retail Parade, approximately 0.4 miles South of the subject site.

The exact location is shown on the attached plans for identification.

DESCRIPTION

To the south of the site is Holywell Engineering offices, offering a two storey Victorian brick building with tree line driveway from Station Road.

The northern part of the site contains a number of single storey buildings most of which are in a poor and dilapidated condition. These buildings are a mixture of single storey stone and brick units used for offices and canteen from the historical colliery.

One of these buildings, Dairy Cottage is Grade II listed. (No. 1300194).

The remainder of the site offers selection mature trees and level landscaping. The site benefits

from good frontage onto Station Road opposite Backworth Hall.

A new housing scheme (Eccleston Park) is under development to the rear of the site.

ACCOMMODATION

From measurements the premises have the following area:

Office (Ground and First floor)
NIA: 645.60 m² (6,949 sq ft).

(Other buildings on site or too derelict to include).

**TOTAL SITE AREA:
1.97 HA (4.7 ACRE) OR
THEREABOUTS.**

The Vendor may consider subdivision of the site pending a suitable proposal.

SERVICES

It is understood the site benefits from all mains services.

TENURE

The site is sold freehold with vacant possession.

Title Numbers (TY100068 / TY418323 / TY79886)

Full details upon request.

PLANNING

Full planning permission was submitted (Ref: 18/01373/FUL, dated 28 September 2018, but was refused by notice dated 30 September 2020).

The application was for demolition of several existing buildings. Conversion of existing Backworth Lodge, Dairy Cottage

and Ivy Cottage to form 4no. flats & 2no. dwellings. Erection of new apartment building (13no. Apartments) and 27no. dwellings.

The application went to appeal - Ref: APP/W4515/W/21/3269100 but was refused on 28 September 2021.

INFORMATION PACK

An information pack is available upon request, which comprises the following documents:

- Legal Title documents;
- Planning information
- Technical reports
- Site plans
- Planning application documents;
- Drone photography.

VAT

VAT will not be chargeable on the sale of the site.

MONEY LAUNDERING

In accordance with anti-money laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

METHOD OF SALE

We are instructed to dispose of our client's entire freehold interests via an Informal Sealed Tender.

Tenders are requested by noon Friday 3 July 2026 and should be marked:

'Tenders for the land at Station Road, Backworth'.



Tenders are to be submitted directly to:

james.pain@frewpain.co.uk

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer;
- Full solicitors' details.
- Any other information which may prove beneficial in the tender process.

Conditional and unconditional bids will be considered for the site and properties.

Please note that our client is not obliged to accept the highest or indeed, any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

Overage and clawback provisions may be incorporated into the sales contract, subject to the offers submitted.

LEGAL COSTS

Each party to bear their own professional fees involved in the transaction.

VIEWING

Strictly By prior appointment with sole agents Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

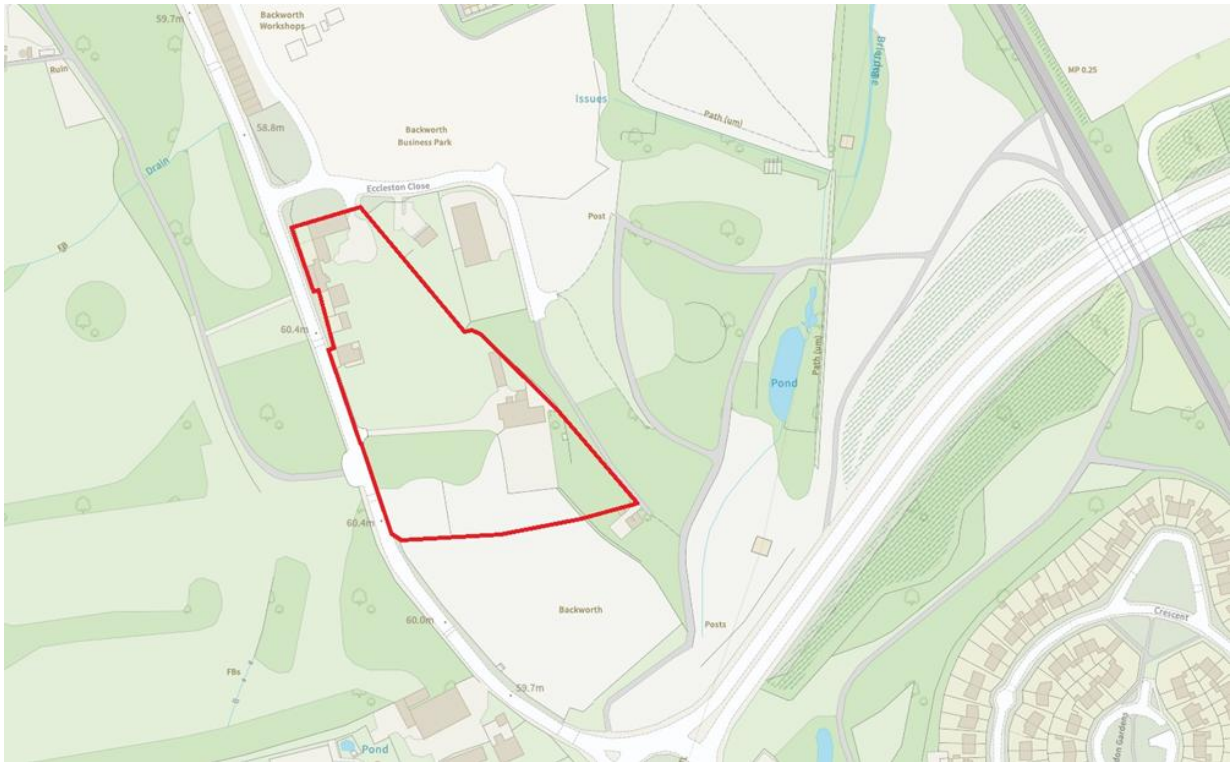
March 2026



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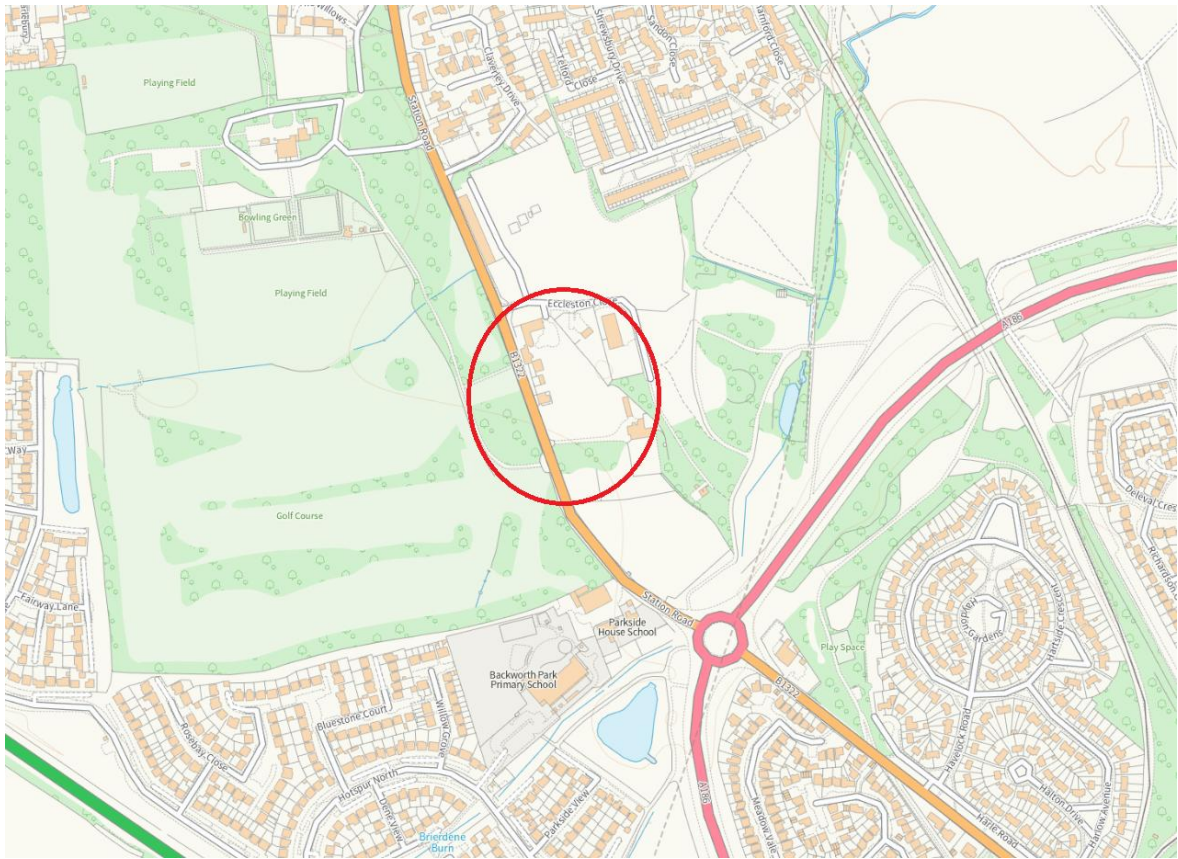
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