

## Arcot Cramlington



Local Centre  
Development Land

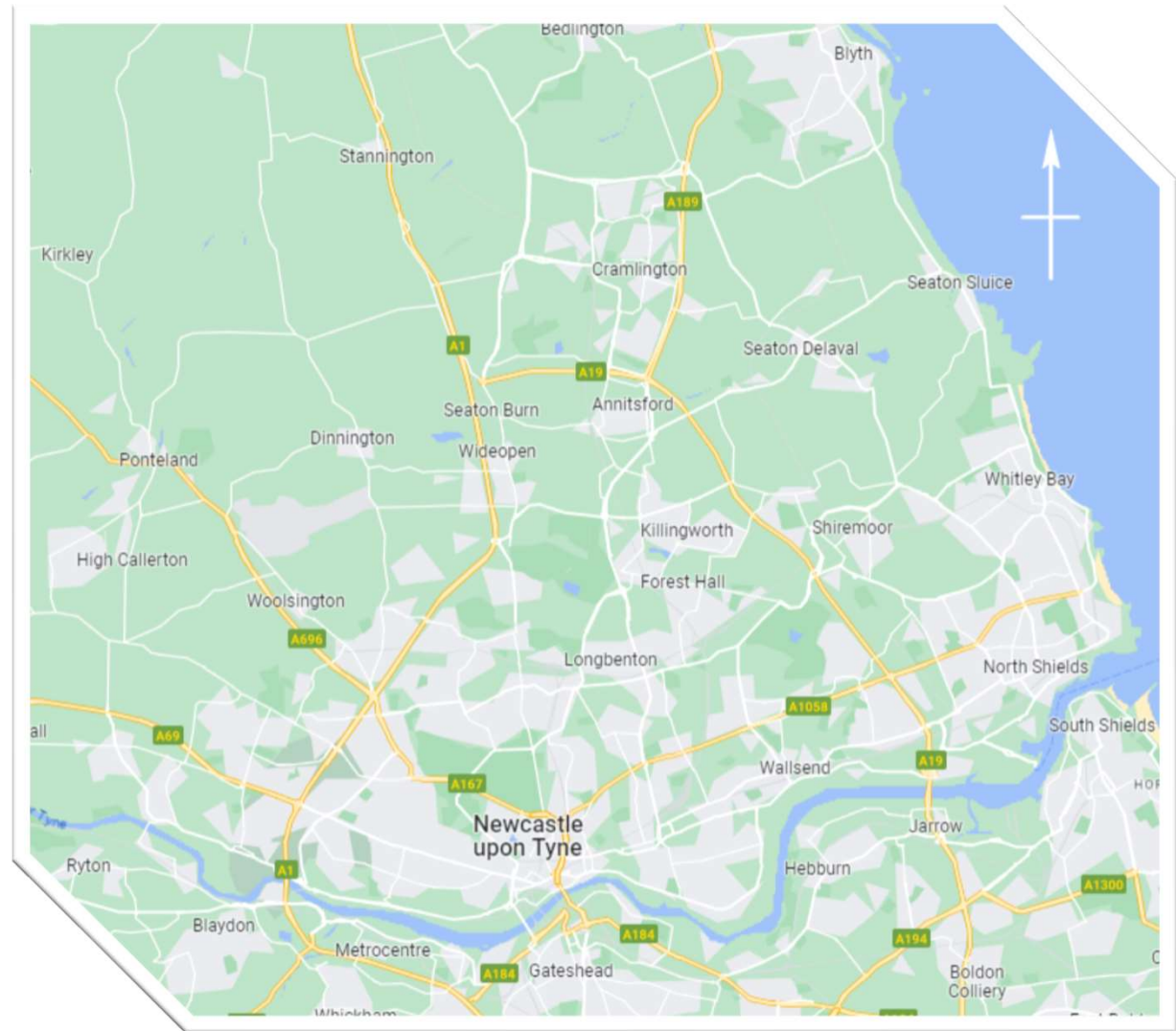
1.189 Acres land for sale



## Location

Cramlington is a town in south east Northumberland and is a sub-regional growth point in terms of both housing and employment uses. The town has a population of circa 29,000 and benefits from both a rail link and good access to the major arterial roads in the area the A1 A189 and A19. Newcastle International airport is also within easy reach being approximately 9 miles by road.

what3words /// soils.zeal.life  
Postcode : NE23 8FN (approximate)



## The Site

The site is shown edged red on the aerial view below. It extends to circa 1.189 acres. The site will be served by a new road which will link the new 'Arcot' housing to an existing roundabout on the A1172. A new access to the housing from the A1068 has already been constructed but the section of road is not yet in place.



## The Opportunity

The land has outline consent for a local centre as part of the wider consent for the development of the south west sector of Cramlington which also included the construction of 1600 houses. The s106 agreement for the development indicates a new local centre comprising a Convenience store (Use Class A1), Medical centre (Use Class D1), Public House (Use Class A4), other ancillary local centre uses (Use Classes A1/A2/D1) with flats over A1/A2 units.

## Planning

Prospective purchasers should consult with the Local Planning Authority, Northumberland County Council in the first instance to determine the suitability of their proposals.



## Money Laundering and Anti Bribery Act

Purchasers will be required to provide proof of identity and source of funding to comply with the relevant statutory requirements.

## Viewing

Viewing the site is not currently possible and in the first instance expressions of interest are sought from developers and owner occupiers who may wish to progress a purchase.

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