

Seaton Vale Ashington Northumberland



**Local Centre
Development Land**

**1.08 Acres land for sale as a
whole or in lots**

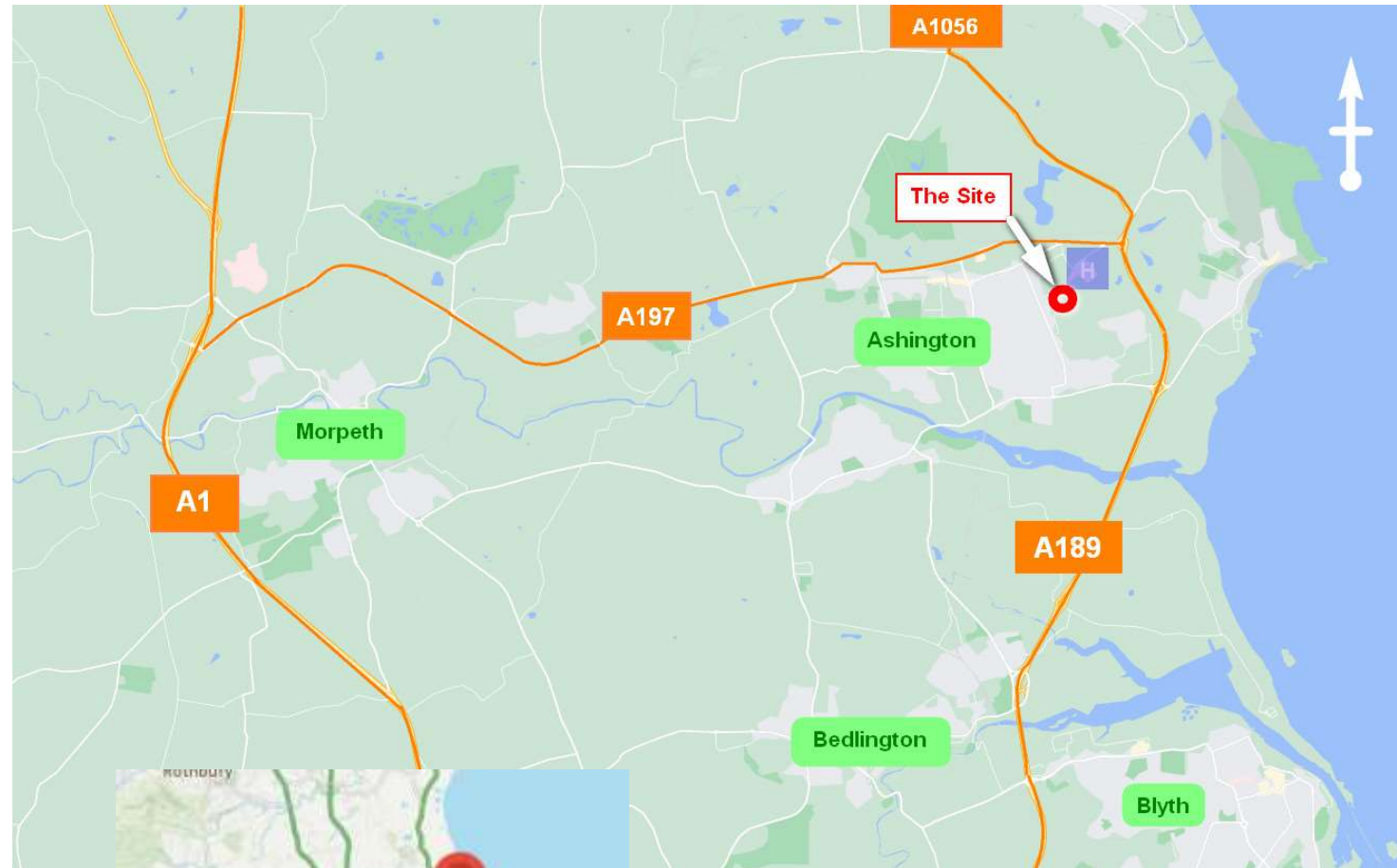
Location

Ashington lies 18 miles North of Newcastle upon Tyne the regional centre for the North-east of England and 3 miles from the coast. Its resident population is over 28,000 and it also draws on a wider catchment.

The Seaton Vale residential development wraps around Wansbeck General Hospital which is a Regional Service. The subject land has excellent access to the local area being close to the A189 Spine Road giving swift access to south east Northumberland and the Tyneside conurbation. The A1056 giving easy access to the coastal villages of the North east coast.

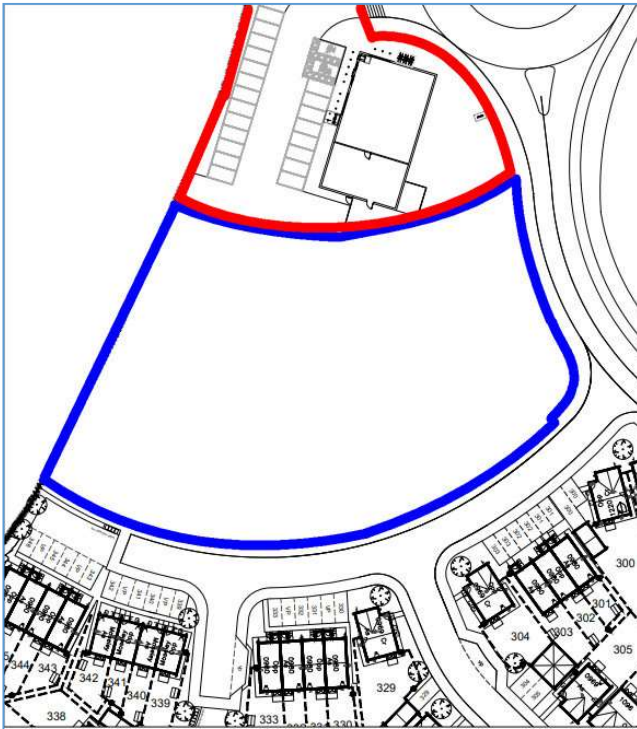
There is also a direct road link across to the A1 via the A197.

Rail links to Ashington are in the process of being reopened with funding committed and will further add to the appeal of the town as a residential area and place for commerce..



The Site

The Site is shown edged blue below and extends to circa 1 acre and is available as a whole or lots. The area edged red is already committed to the development of a convenience store with a national operator.



The Opportunity

A campus style development of complementary local centre uses is envisaged. In the first instance expressions of interest are sought from prospective developers and owner occupiers. The Seaton Vale development is a 1200 home development and the subject site gives an excellent opportunity to serve both the new and existing residents along with the staff and visitors to the hospital.

Planning

Uses which are compatible with a residential local centre such as children's day nursery, veterinary surgery, medical practices, public house and retail would all be considered.

Other uses would be considered on their merits.

Money Laundering and Anti-Bribery Act

Propsective purchasers will be required to show proof of identity and source of funding as Part of the disposal process.

Viewing

The land can be viewed from the roadside. Access onto the site is via appointment only.

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