

# Development Site – 0.7 acres Stamfordham Road Newcastle upon Tyne



## Location

The site is in Newcastle Upon Tyne on the north side of the B6324 Stamfordham Road approximately 1.4 miles west of the junction with the A1 Western Bypass.

## Planning

The site may be suitable for a range of uses such as convenience/neighbourhood retail, public house, residential care or other roadside uses subject to securing the necessary planning consents

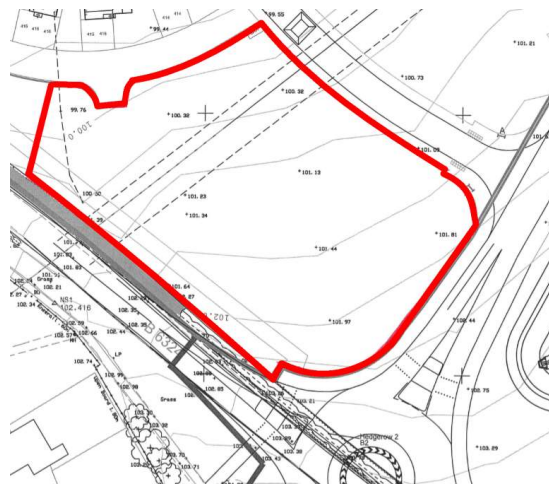
## Legal Costs

## Situation

The site lies at the roundabout access to a new Bellway housing development known as Middle Callerton a 600 home scheme. This is one of a number of major housing schemes coming forward in this area.

## Site Area

The site extends to approximately 0.7 acres (0.28ha).



## Viewing

## Site Conditions

The site is gently sloping and was previously in agricultural use.

## Tenure

The site is to be sold on a freehold basis.

## Services

It will be the responsibility of the purchaser to ensure the availability of services for their proposed use and specific requirements.

Each party will bear its own legal and professional costs in the transaction.

#### VAT

VAT will be payable on the purchase price.

#### Terms

Offers are invited for the freehold interest of the site. As our client will retaining commercial interests in the remainder of the development they will need to approve the scheme proposed as part of the sale process.

Davison Blackett Limited and their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Davison Blackett Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The site can be viewed from the public highway. Access onto the site by arrangement with the agents.

#### Money Laundering

Any sale will be subject to the requirements of the Anti-Money Laundering Regulations