

# For Sale Development Opportunity

Block 2 Ochre Yards Gateshead NE8 2EU



**Bellway**

**Davison Blackett**  
L I M I T E D

**OPPORTUNITY** A substantial 2 storey block of Victorian Industrial property available for refurbishment or redevelopment.

**LOCATION** The property lies on the successful Ochre Yards residential development in Gateshead. Copy the link below for a Google Map  
<https://goo.gl/maps/JADjRF6mo1AcPsXz9>

**DESCRIPTION** Block 2 is a Grade II listed former boiler shop at the former Gateshead (Railway) Works. The premises overlook the River Tyne. The brick and stone constructed premises have impressive vaulted space at lower ground floor level. The ground floor level is open plan and free from pillars. The premises are in need of extensive repair and have been vacant for some years. Elevations appended below.

**VAT** VAT will be payable on the purchase price

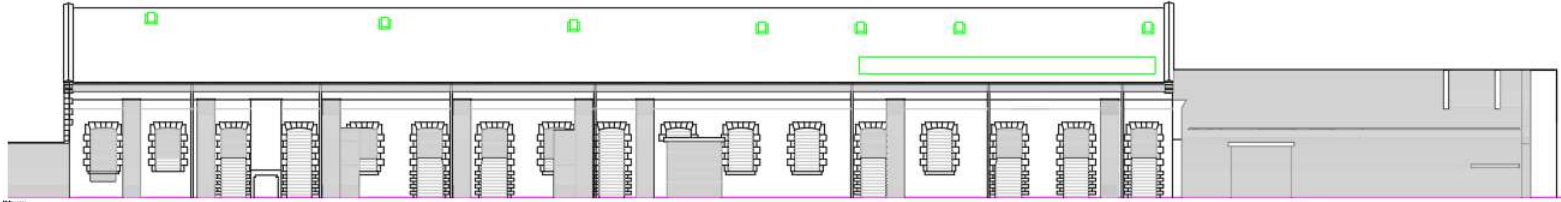
**PLANNING** The premises enjoy planning and listed building consent for conversion to 58 flats. These consents were secured in April 2017. The premises could however be used for a range of other uses subject to the necessary consents being obtained. Artist's impression shows the consented scheme.

**ACCOMMODATION** The property extends to circa 2478m<sup>2</sup> (26,674 sq.ft.) and sits on a site of approximately <sup>3</sup>/<sub>4</sub> acre.

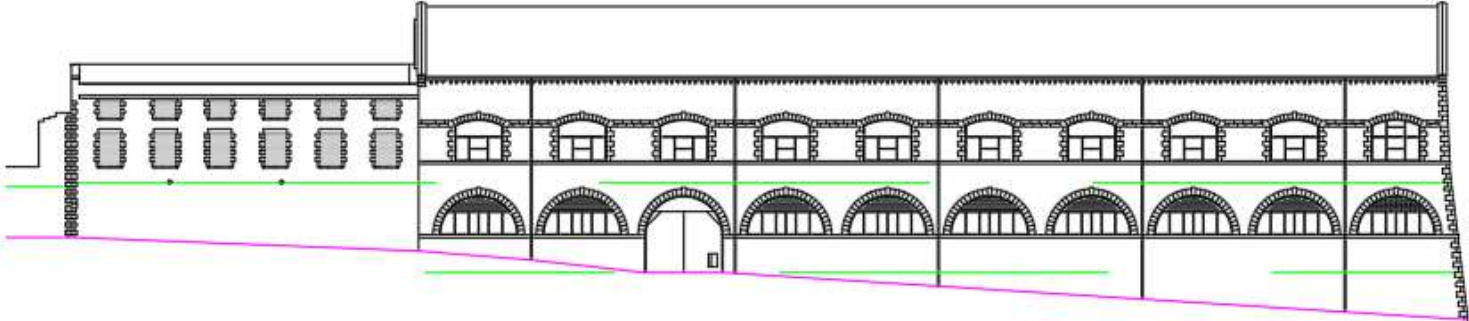
**TENURE** Freehold

**VIEWINGS AND FURTHER INFORMATION** For further information please contact:  
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Southern Elevation



Northern Elevation



Longitudinal Section

