

# FOR SALE



## Development Land

Land at Brewery Lane

Gateshead  
NE10 8EY

January 2011



- Brownfield Development Land
- Frontage to A184 (Felling Bypass)
- B1/B2/B8
- Possibility of Alternative Uses

## Location

The site is located on Brewery Lane, Gateshead with frontage onto the A184 Felling Bypass. The local area is characterised by a mix of industrial, retail, storage / distribution and residential uses.

Gateshead is a town in Tyne and Wear in north east England and is the main settlement in the Metropolitan Borough of Gateshead. Main industries include manufacturing, retail, banking, financial and business services. The town benefits from good road communications with the A167(M), A194(M), A1, A184 and A692 all in close proximity. Rail services from Gateshead-Newcastle via Metro. Newcastle-London Kings Cross take 2 hours 59 minutes. Newcastle International Airport is approximately 11 miles to the north west. Major facilities include the Metro Centre and Metro Retail World and Team Valley Retail Parks.

Population within 10km of Centre 663,539

Population within 20km of Centre 1,399,815

## Description

The land slopes towards the north-east corner from the A184. It is bounded by Abbotsford Road to the South, Stuart Terrace and Bennett Gardens to the West and Carlyle Street and Brewery Lane to the North. The western Boundary of the site is split between a cement works and the Reivers Reprocessing works.

The site has historically been part of the Felling Shore industrial area. Parts of the site have been used for a variety of industrial uses since the early 19th Century The south-east corner of the site was previously laid out as a football pitch.

The site benefits from vehicular access from the south-west corner behind Stuart Terrace. This corner of the site does not appear to have been previously developed.

## Planning

The site is currently allocated as a primary employment area and subject to policies JE1.7 and JE2.16 of the Gateshead UDP.

The Council have verbally indicated that an application for a mixed use scheme may be favourably received. GVA would be happy to provide further planning advice to any interested parties on request.

## Tenure

The freehold interest in the site is available. The south-east corner of the site is let on a short term basis to Reivers Re-processing.

## Legal Costs

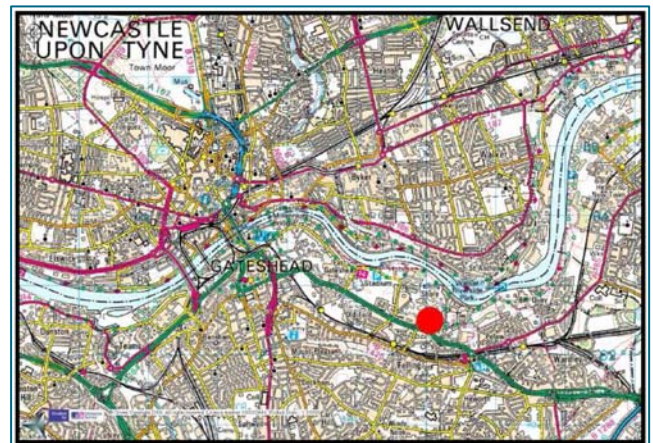
The vendor and purchasers will each be responsible for their own legal costs.

For further information or an appointment to view please contact:

**Danny Cramman**

T: 0191 269 0068

E: [danny.cramman@gva.co.uk](mailto:danny.cramman@gva.co.uk)



GVA is the trading name of GVA Grimley Limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT

Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only.