



DEVELOPMENT SITE

Land East of Kwik Fit, Sunderland Road, Gateshead NE10 0NR

- Planning for Industrial Workshop & Car Sales Area
- 0.119 Hectares / 0.293 Acres
- Full Planning Permission Granted*
- Site has Three-Phase Electricity Supply
- Prominent Busy Roadside Location
- Various Surveys / Reports Carried Out
- Suitable for a Variety of Other Uses

Auction Guide Price £150,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 29th May 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

Location

The site is positioned in a prominent position on Sunderland Road in Felling. Felling is a popular residential suburb of Gateshead and Sunderland Road gives direct access to the A184 which in turn provides access north and south via the A1(M) and A19. Felling is a densely populated suburb of Gateshead located approximately 2.5 miles south east of the Gateshead Quayside and 3.5 miles from Newcastle City Centre. The area is served by the Tyne and Wear Metro which is circa 440 meters walk.

Description

We are pleased to offer to the market this generous plot of land of rectangular shape and extending to approximately 0.293 Acres (0.119 Hectares). The plot has full planning permission for the erection of industrial workshop/storage building and 1 unit and car sales area.

Site Area

0.119 Hectares / 0.293 Acres

Planning Permission*

Erection of industrial workshop/storage building (Use Classes B1(c) and/or B8) comprising 1 unit and car sales area (sui generis) (amended description) (amended 18/11/19 and 13/12/19) (additional information received 11/02/20).

Planning References

Ref. No: DC/19/00476/FUL

Decision Issue Date: Thu 19 Mar 2020

Title Number

TY584682

Utilities and Infrastructure Information

We have been verbally informed by our client that the site benefits from existing utility provisions. A three-phase electricity supply has been installed for the proposed main unit, and a two-phase supply serves the proposed car sales area, both carried out by Northern Power Grid. Additionally, the water connection has been applied and paid for. Furthermore, there is correspondence from Nexus regarding the retaining wall between the property and the Metro line. Approval for the construction has been granted by Nexus, and paid for.

Viewing Arrangements

Viewing is strictly by appointment through the office.

Tenure

Freehold

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Auction

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Auction Guide Price

£150,000 +

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref I235 (Version 2)

Prepared 08th May 2025



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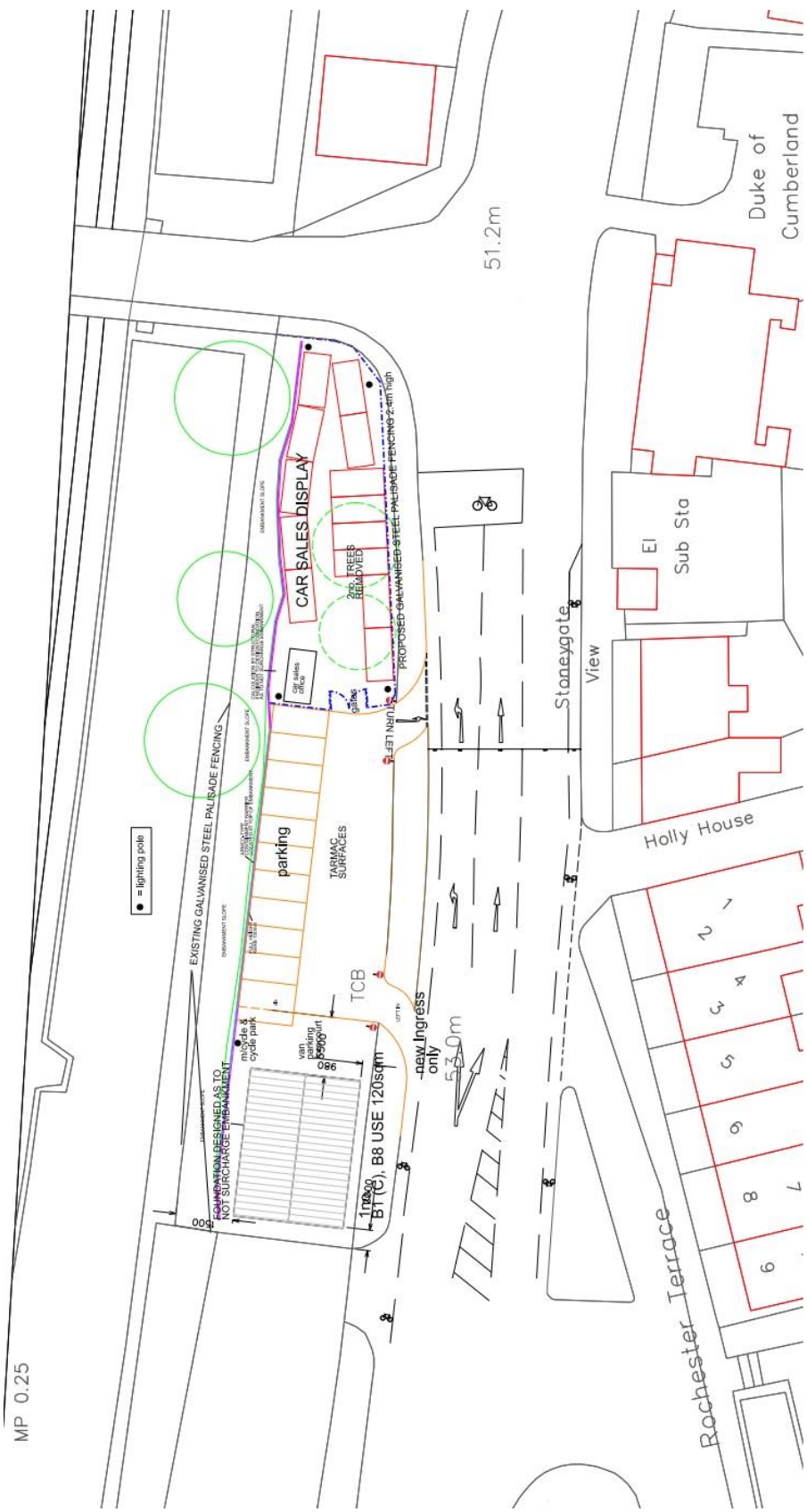
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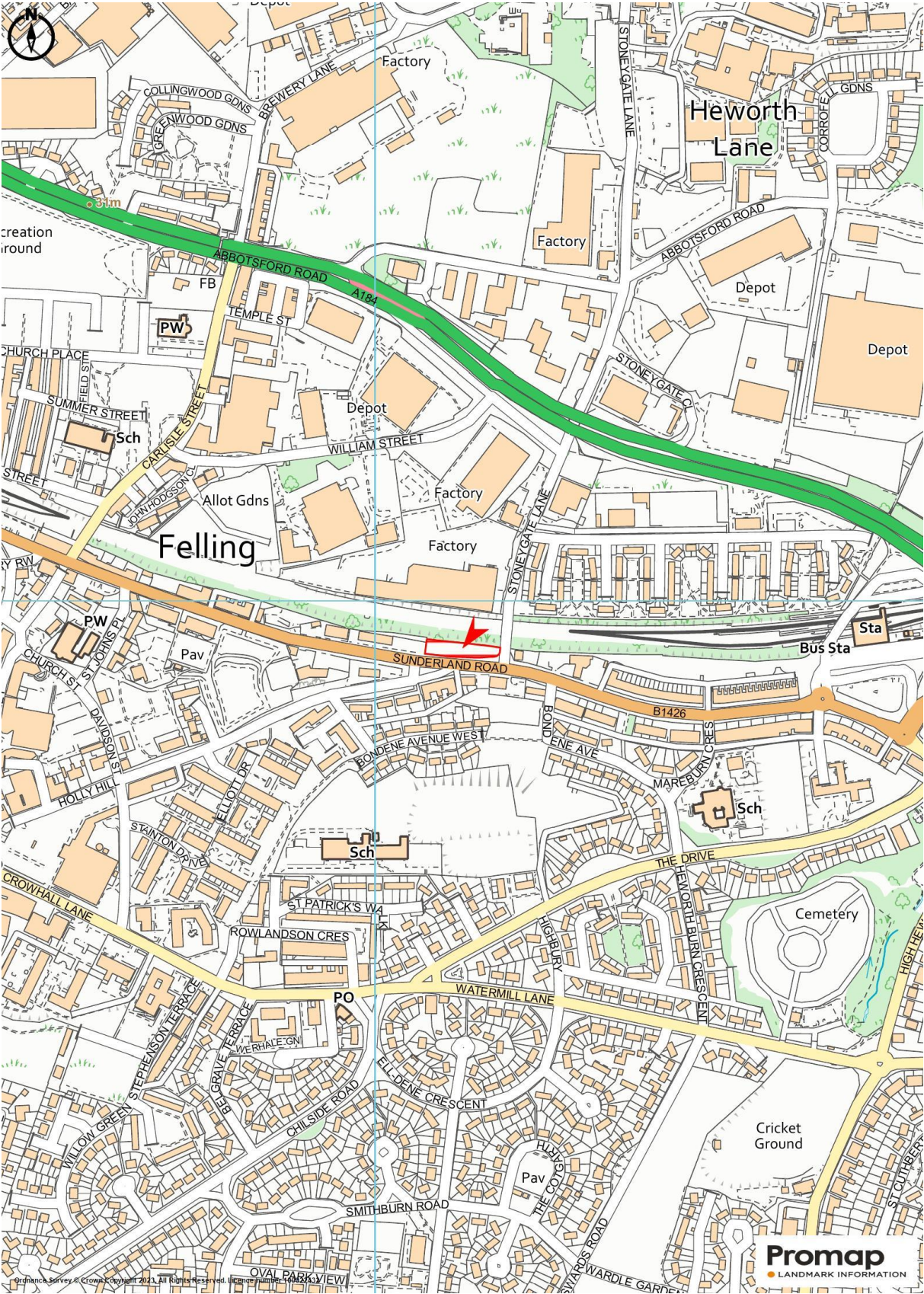
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