

- Residential development land
- Outline planning permission approved for detached property
- Site area 0.224 Hectares / 0.554 Acres
- Comprehensive specialist reports completed across key disciplines
- Excellent development opportunity
- Level rectangular grassed plot
- Desirable area within West Denton



**Residential Development Land**  
**Land Between West Denton Road &  
West Denton Close, Newcastle upon Tyne**  
**NE15 7LU**

**Auction Guide Price £110,000 +**

For Sale by Auction. Live Online Auction, bidding starts  
Tuesday 31<sup>st</sup> March 2026. T's & C's apply.  
see website: [agentspropertyauction.com](http://agentspropertyauction.com)

**Tenure: Freehold**

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#### **Location**

This residential building plot is situated in a well-established and convenient area of Newcastle upon Tyne. The site is positioned between West Denton Road and West Denton Close, within a popular residential neighbourhood. The plot is located adjacent to the renowned Alan Shearer Centre, a well-regarded local facility, and is within easy reach of local shops, schools and everyday amenities.

There are strong transport links nearby, including regular bus routes and quick access to the A1, providing straightforward connections to the city centre and surrounding areas.

Offering a balance of accessibility and a settled residential setting, this is a rare opportunity to build a bespoke detached home in a desirable and well-connected location.

#### **Description**

An excellent opportunity to acquire a parcel of residential development land with outlined planning permission for the erection of a detached dwelling, situated in a well-established and popular residential area of West Denton, Newcastle upon Tyne.

The site occupies a convenient position between West Denton Road and West Denton Close, benefiting from strong transport links, local amenities, schools, and community facilities nearby. The area is predominantly residential in character, making it an ideal setting for a high-quality, bespoke family home.

The approved outline consent allows for the construction of a single detached property, offering purchasers or developers the flexibility to design and build a home tailored to modern living requirements, subject to the necessary reserved matters approval.

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

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### House Footprint

150.6 sq. m.

### Site Area

0.224 Hectares (0.554 acres) (2,241.48 sq. m.) (24,127 sq. ft.)

**Application Type:** Outline Planning Permission

Application Reference Number: 2024/0196/01/OUT

Decision Issued Date: 20-03-2025

### Additional Information

The site has undergone detailed professional review across all key planning disciplines, including:

- Acoustics Report
- Archaeology Evaluation
- Biodiversity Net Gain Report
- Drainage Assessment Report
- Ecological Impact Assessment
- Flood Map
- Flood Risk Assessment Report
- Land Contamination Report
- Open Space Assessment
- Tree Constraints Plan



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**Deed**

There is a deed attached to the site between The Council of the City of Newcastle upon Tyne and our vendor dated 20<sup>th</sup> March 2025, see legal pack for further info.

**Restrictive Covenant**

The property is subject to restrictive covenants contained within a Transfer dated 11 July 2019 in favour of Highways England Company Limited. These covenants will be released at the expense of the vendor.

**Title Number**

TY567555

**Tenure**

Freehold

**Auction**

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**Auction Guide Price**

£110,000 +

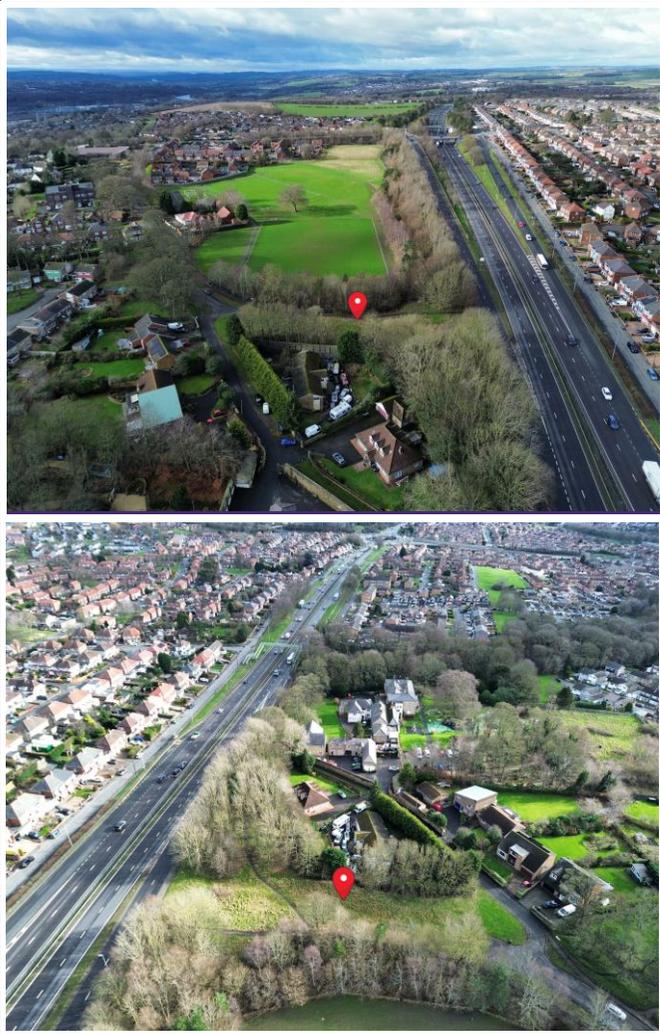
**Viewing Arrangements**

Strictly by appointment through this office.

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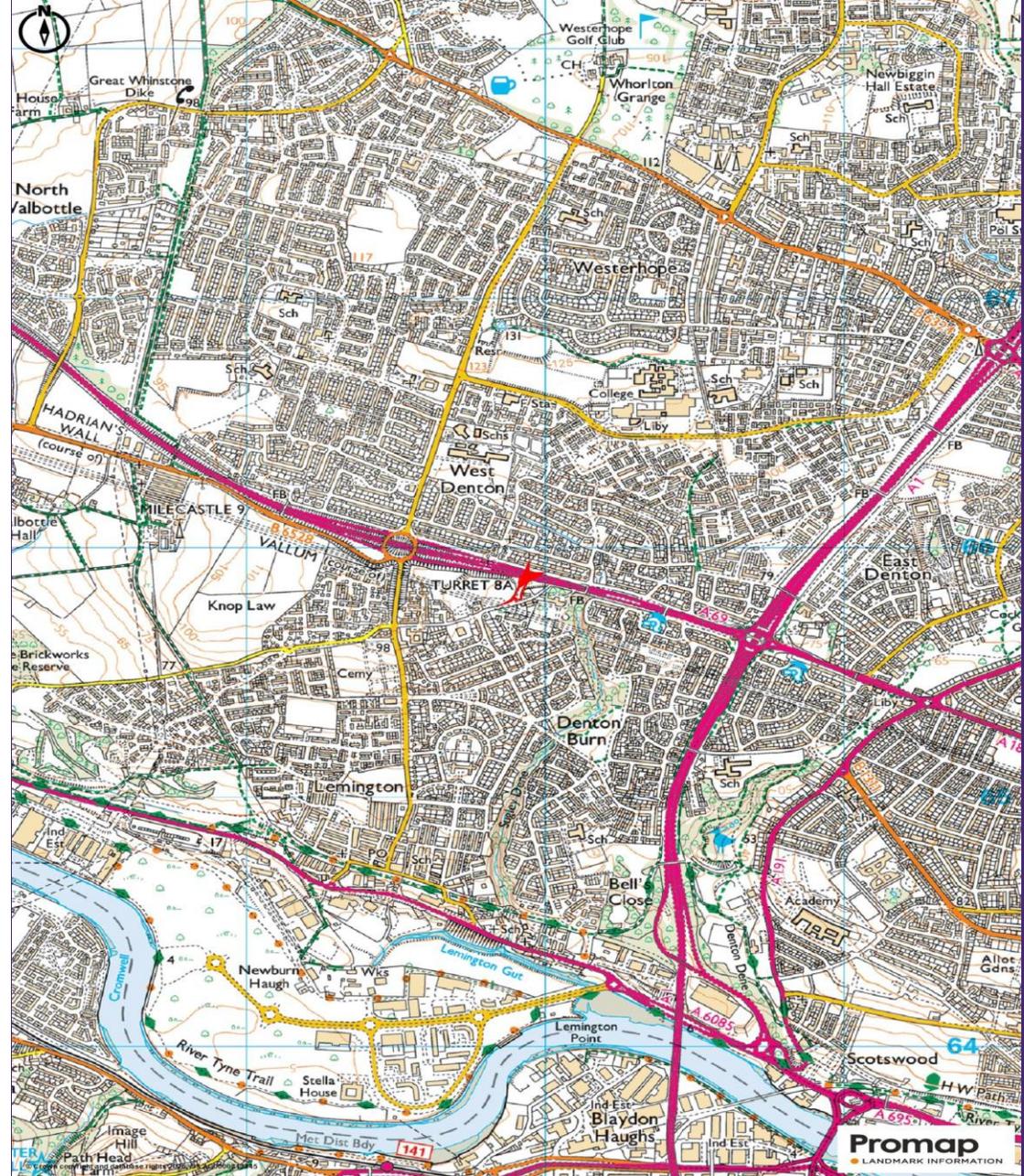
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Prepared 24<sup>th</sup> February 2026

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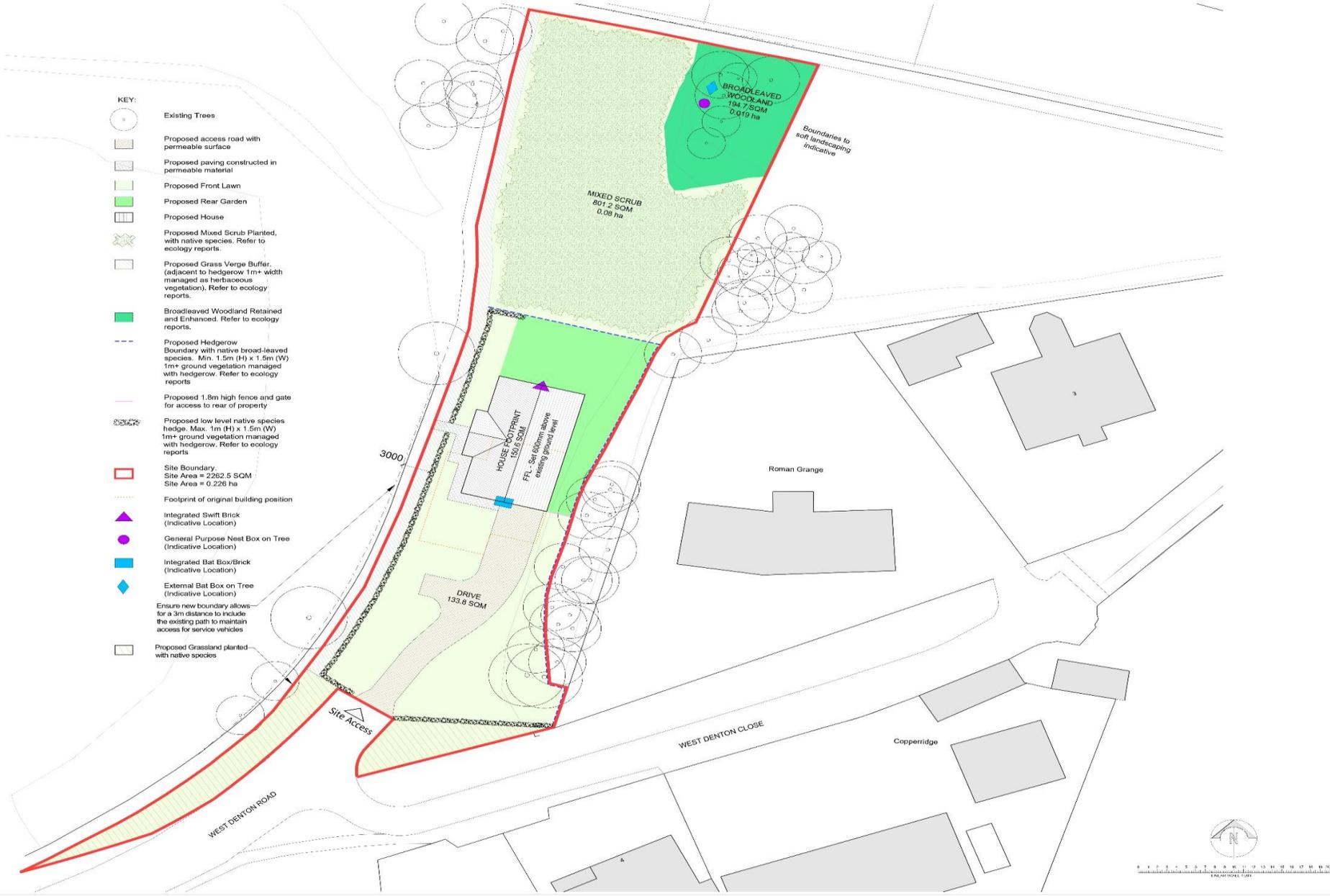
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REV	DATE	REVISIONS	BY
A	20/10/21	General access roads following dialogue with planning and consultants.	EN
B	16/02/22	General amendments to comply with B105.	TL
C	23/09/24	General amendments to comply with B105.	TL
D	20/09/24	Amendments to comply with B105.	TL



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Project:	Planning
Drawn:	Proposed Dwelling at Land Between West Denton Close and A69, West Denton Newcastle Upon Tyne
Issued:	Proposed Site Layout Plan
Date:	17.01.24
Drawn No.:	PL_925b_102
Scale:	1:200@A1
Author:	AR
Checked By:	PJC



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