

DEVELOPMENT OPPORTUNITY FOR SALE



Land at Linskill Terrace,
North Shields, Tyne and
Wear, NE30 2EL

Bradley Hall

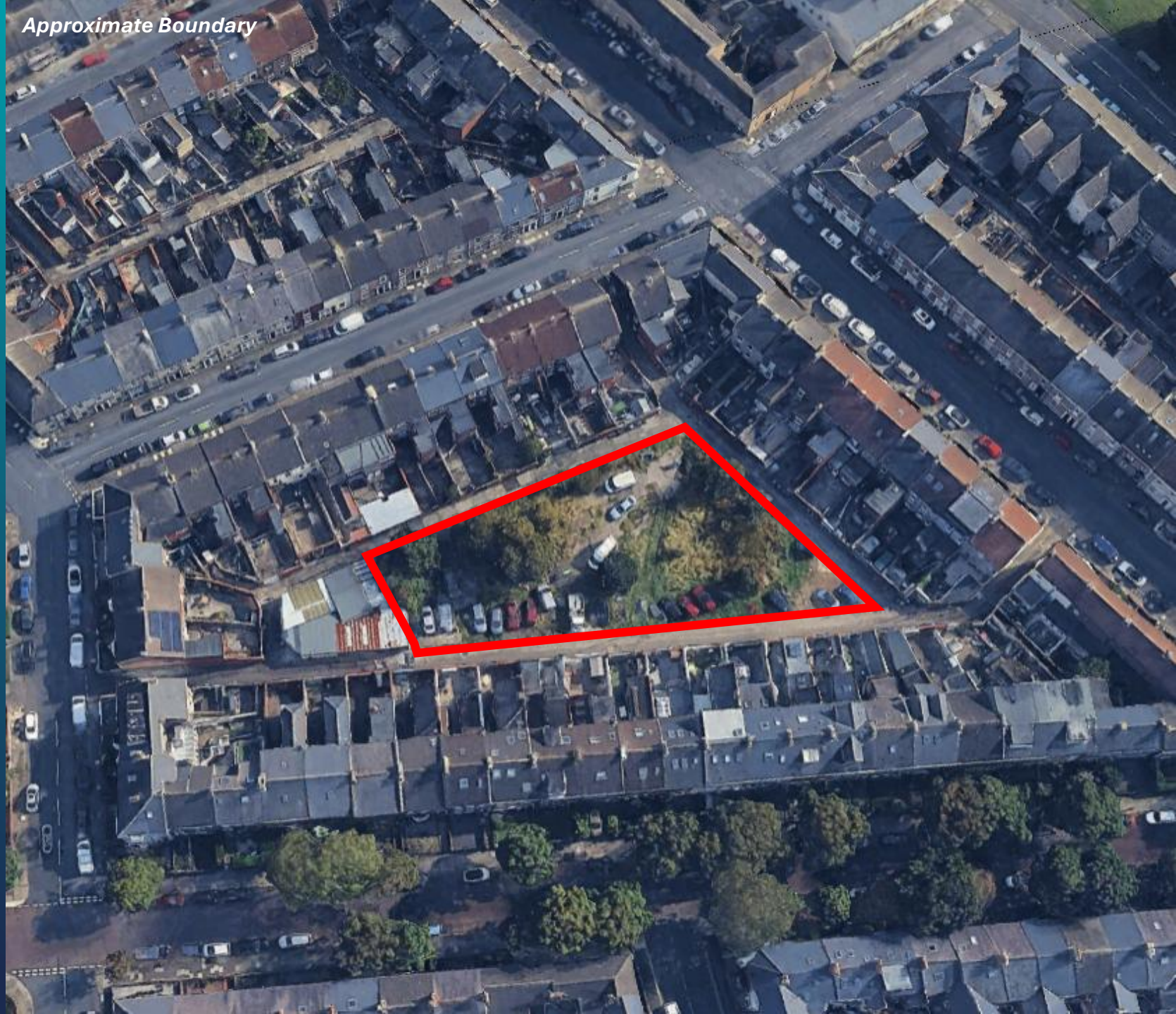
0191 232 8080

newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE

Approximate Boundary



Key info



GUIDE PRICE OF
£395,000



Lapsed Outline Planning
Permission



Approximate Size
Totaling: **0.38 Acres (0.15
Hectares)**



Residential
Apartments



Located Within A
Popular Residential
Area



Freehold



Nearby Local
Amenities

Location & Description

The subject site is situated to the rear of Linskill Terrace in North Shields within North Tyneside. The popular residential area benefits from exceptional local amenities and public transport with North Shields Metro Station and multiple bus stops surrounding the site and running regular services connecting the development to Tynemouth, Newcastle upon Tyne and the wider region. Tynemouth is situated just one mile east of the site, offering further amenities and Long Sands Beach. The proposed development comprises 9no residential dwellings arranged within an apartment block. Each apartment accommodates 3 persons across 2 bedrooms and measure a gross internal area of 61sqm (657 sq.ft.).

Planning Permission

The site comprises lapsed outline planning permission for the development of a nine-unit apartment block with associated external landscaping and car parking.

Reference: **23/00708/COND** pursuant to **17/00700/OUT**.

The site benefits lapsed planning permission for a variety of applications including the construction of 2no. blocks of flats, each containing 12no. apartments. Reference: **09/00678/OUT** and the construction of 9no. three storey terraced townhouses with associated parking. Reference: **11/02230/OUT**.



Tenure

The site is to be sold freehold with vacant possession.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

All parties are to bear their own legal costs in the transaction.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

mae.gordon@bradleyhall.co.uk

Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 -39 Grey Street, Newcastle upon Tyne, NE1 6EE