

# POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE



Land lying to the West of  
Caroline Terrace, Stella  
Road, Blaydon, NE21 4JX

## Bradley Hall

0191 232 8080

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



Approximate Boundary

# Key info



GUIDE PRICE OF  
**£200,000**



Development Opportunity (Subject To Planning Permission)



Approximate Size  
Totaling: **0.61 Acres (0.25 Hectares)**



Former Blaydon Races Pub



Located Within Blaydon-on-Tyne



Freehold



Nearby Local Amenities

# Location & Description

An exciting opportunity to acquire a parcel of land with excellent development potential, located in a well-established and accessible area of Blaydon-on-Tyne. The site once accommodated the former Blaydon Races Hotel and lies just to the west of Caroline Terrace, just 5 miles west of Newcastle upon Tyne. The area is well-served by local amenities, including shops, schools, supermarkets, and public services. Blaydon Shopping Centre is within walking distance of the site, offering a wide range of retail outlets. Transport links are excellent, with Blaydon Railway Station less than a mile away, providing direct services to Newcastle and Hexham. The nearby A1(M) and A694 roads offer easy access to Newcastle, Gateshead, and surrounding regions.

# Planning Permission

The site does not benefit from planning permission but could be ideal for residential, community, or commercial use, subject to the necessary planning permissions. Bradley Hall are able to assist any purchaser in discussing any planning guidance/plans that will be required in obtaining the relevant permissions.

Approximate Boundary



## 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

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### 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

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[mae.gordon@bradleyhall.co.uk](mailto:mae.gordon@bradleyhall.co.uk)

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