

# DEVELOPMENT OPPORTUNITY FOR SALE

*Approximate Boundary*



Land and buildings at the North East of East Percy Street, North Shields, NE30 1DT

## Bradley Hall

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



# Key info



FREEHOLD  
OFFERS INVITED



Development  
Opportunity (Subject  
To Planning)



Approximate Size  
Totaling: **0.81 Acres (0.33  
Hectares)**



Positive Pre-Application  
Response for the  
Development of 35  
apartments and  
associated parking.



Located at North  
Shields Fish Quay



Freehold



Situated within a  
mixed-use area of  
residential and light  
industrial.

# Location & Description

The site is located to the north-east of East Percy Street, just half a mile from the North Shields Fish Quay, in where you will find a variety of shops, restaurants and drinking establishments. Tynemouth is situated just over one mile east of the site, offering further amenities and Long Sands Beach. The proposed development is for 35 new homes with associated parking and private, shared amenity space. The one and two-bedroom units are split across three residential four storey blocks, and are accessed via East Percy Street. The site comprises **0.81 Acres (0.33 Hectares)** of relatively flat land. The proposal includes 46no. car parking spaces, disabled car parking spaces, electric charging points and cycle storage shelters.



# Planning Permission

Our client has submitted a pre-planning application for the development of the above scheme and the proposal was considered acceptable. The site does not benefit from having planning permission.

Our planning team would be more than happy to assist with any further planning advice.



## 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**

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