

FOR SALE – PRIME, RESIDENTIAL DEVELOPMENT LAND FOR SALE

KILLINGWORTH MOOR (NORTH),  
KILLINGWORTH WAY, KILLINGWORTH,  
NEWCASTLE UPON TYNE, NE27





# KILLINGWORTH MOOR (NORTH)

## Prime Residential Development Opportunity

- Opportunity to acquire a **prime residential development site** on the outskirts of Newcastle upon Tyne
- **Six plots** within the overall boundary, each being offered for sale individually or as a whole
- Total site area of **33.784 hectares (83.418 acres)**
- **Hybrid Application (19/01095/FULES):**
  - Full Planning Permission for development of **436 residential dwellings**
  - Outline Planning Permission for **124 residential dwellings, plus 8 farmstead units**

## Opportunity

On behalf of Northumberland Estates we are appointed to sell the Northern section (Phase I) of the residential development land at Killingworth Moor, Tyne & Wear.

The area of land for sale extends across 6 individual plots to a combined area of approximately 33.784 hectares (83.418 acres), of this c. 20.75 hectares (51.27 acres) will be developed. The application is for a total of c. 560 residential dwellings with a floorplate of c. 46,298 sq m (498,347 sq ft) in Detail and c. 12,100 sq m (132,000 sq ft) in Outline.

## Location

The subject site is prominently located 1.5 miles to the north-east of Killingworth town centre, 1.0 mile to the west of Backworth village and 6.5 miles to the north-east of Newcastle city centre. The residential development site runs directly adjacent to the west of the A19 and is bordered by Killingworth Way (to the north), the B1317 (to the south) and residential dwellings to the west.

Local amenities are provided in the town of Killingworth and include Hillheads Farm Shop, Amberley Primary School, George Stephenson



High School, The Plough Inn, Killingworth Arms, Killingworth Dental Surgery, McDonald's, KFC, Matalan, Morrisons (including a petrol station) and the Killingworth Centre.

Killingworth is well connected by a wide range of transport options. The eastern boundary of the site fronts onto the A19, which in turn provides access to the A1 and wider national road network with Edinburgh 105 miles to the north, Sunderland 15 miles to the south-east, Durham 35 miles to the south and Carlisle 63 miles to the west.

There are two stations on the Tyne & Wear Metro that are accessible from the site; Palmersville (2.2 miles) and Northumberland Park (2.2 miles).

Newcastle International Airport is situated approximately 9.0 miles to the west of the development site, and is recognised as being one of the top 10 regional airports in the UK.







## Description

The total site extends to an area of c. 33.784 hectares (83.418 acres) of predominantly flat agricultural land, of this c. 20.75 hectares (51.27 acres) will be developed.

Access to the site is provided by Killingworth Way to the north and the B1317 to the south.

**Plot 1 (Pink)** – c. 1.87 hectares (4.63 acres) – approximately 60 residential dwellings

**Plot 2 (Brown)** – c. 5.22 hectares (12.90 acres) – approximately 125 residential dwellings

**Plot 3 (Yellow)** – c. 3.76 hectares (9.28 acres) – approximately 100 residential dwellings

**Plot 4 (Blue)** – c. 2.96 hectares (7.32 acres) – approximately 70 residential dwellings

**Plot 5 (Green)** – c. 3.63 hectares (8.96 acres) – approximately 100 residential dwellings

**Plot 6 (Purple)** – c. 3.31 hectares (8.18 acres) – approximately 100 residential dwellings

**Grand Total** – c. 20.75 hectares (51.27 acres) – approximately 560 residential dwellings

The surrounding area has been developed over the past 15 years by a number of developers including Bellway, Story Homes, Cussins, Taylor Wimpey and Miller Homes amongst others.





## Planning

The site is subject to a Hybrid Application with North Tyneside Council comprising: “Full Planning Permission for the change of use of agricultural land and development of 436 no. residential dwellings (including affordable housing), highway improvements and associated infrastructure and engineering works, creation of a new access from the A1056 and B1317, SuDs, landscaping and open space, and other ancillary works. Outline Planning Permission with all matters reserved except access for the change of use of agricultural land and development of approximately 124 no. residential dwellings (including affordable housing), redevelopment of High Farm for residential use, associated infrastructure and engineering works, landscaping and open space, and other ancillary works.”

The site is subject to a policy requirement for 25% affordable housing, with the tenure mix to be agreed with the Council.

**Reference:** 19/01095/FULES.

**Alternative Reference:** PP-08067852 & PP-08067854.

**Address:** Land Off Killingworth Lane, Killingworth, Newcastle upon Tyne.

**Application Validated:** Tuesday 13th August 2019.

**Current Status:** Awaiting Decision.

**Further information:** <https://idoxpublicaccess.northtyneside.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PW6IZ9BHH4I00>

The site is subject to an award of government funding by the Housing Infrastructure Fund, North Tyneside Council will be delivering main highways infrastructure with this funding in the period 2020-22 (ref. no. 19/01089/REG3ES).

## Method of Sale

The Freehold interest in each plot is offered for sale individually, subject to standard Northumberland Estates' covenants. Offers for the site as a whole will also be considered.

## Title Plan

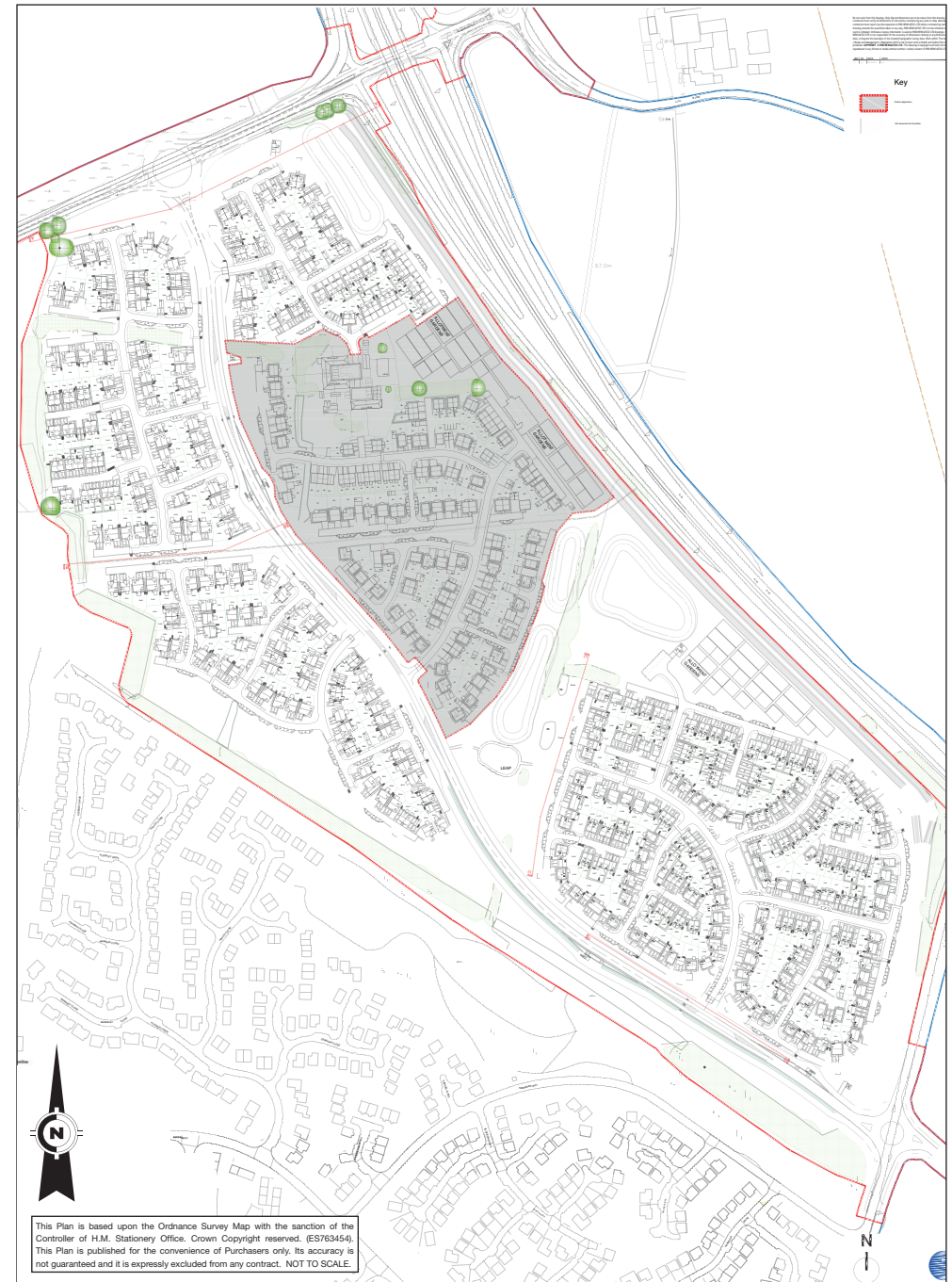
A title plan will be prepared for each of the individual plots for sales purposes. Only indicative boundaries are provided within these sales details and should not be relied upon.

## Further Information

Further information is available by way of a File Transfer Service to interested parties on request through Knight Frank.

## Viewing

Viewing by appointment only to be arranged with the selling agents.







## Contacts

**James Platts, Partner**

**Knight Frank**

**T:** 0191 594 5026

**M:** 07771 886 033

**E:** [james.platts@knightfrank.com](mailto:james.platts@knightfrank.com)

**Jamie Wilson, Surveyor**

**Knight Frank**

**T:** 0191 594 5002

**M:** 07976 577 363

**E:** [jamie.wilson@knightfrank.com](mailto:jamie.wilson@knightfrank.com)

**Neil Hart, Managing Director**

**Bradley Hall**

**T:** 0191 232 8080

**E:** [neil.hart@bradleyhall.co.uk](mailto:neil.hart@bradleyhall.co.uk)

**Jonathan Rudge, Head of Land**

**Bradley Hall**

**T:** 0191 232 8080

**E:** [jonathan.rudge@bradleyhall.co.uk](mailto:jonathan.rudge@bradleyhall.co.uk)



**0191 221 2211**

**St Ann's Quay, 124 Quayside,  
Newcastle upon Tyne, NE1 3BD**

**KnightFrank.co.uk**



**0191 232 8080**

**1 Hood Street  
Newcastle upon Tyne, NE1 6JQ**

**Bradleyhall.co.uk**

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