

FOR SALE

# RESIDENTIAL DEVELOPMENT OPPORTUNITY



Norham Road, West Chirton, North Shields, NE29 7HA



On the instruction of Northern Trust Company Ltd, HNM Investments Ltd and C&P Investments Ltd.

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## NORHAM ROAD, WEST CHIRTON, NORTH SHIELDS, NE29 7HA

### Location

Situated in the West Chirton district of North Tyneside, the subject site lies to the west of Norham Road approximately ¼ mile from its junction with the A1058 Coast Road and 8 miles east of Newcastle City Centre. North Shields town centre is within 2 miles of the site and the Silverlink Retail Park within less than a mile.

### Description

The site is brownfield and previously comprised the West Chirton South Industrial Estate, most of which has been cleared of buildings other than a central block of warehouses known as Bugatti Industrial Park. In recent years the surrounding area has become largely mixed use with both food and non-food retail occupiers including Tesco, infill residential and residual industrial/trade centre buildings.

The site extends to approximately 14.27 hectares (35.26 acres) and includes Bugatti Industrial Park, although the vendors wish to continue to occupy the units for a minimum period of 3 years whilst the remaining land is developed.

### Information Pack

The vendors have provided a comprehensive information pack and interested parties are invited to register a request for a File Transfer link.

### Planning

Outline planning permission has been approved for the demolition of all existing buildings and redevelopment of the site for up to 400 residential dwellings including access. A full copy of the consent application number 4/01018/OUT is contained in the information pack.

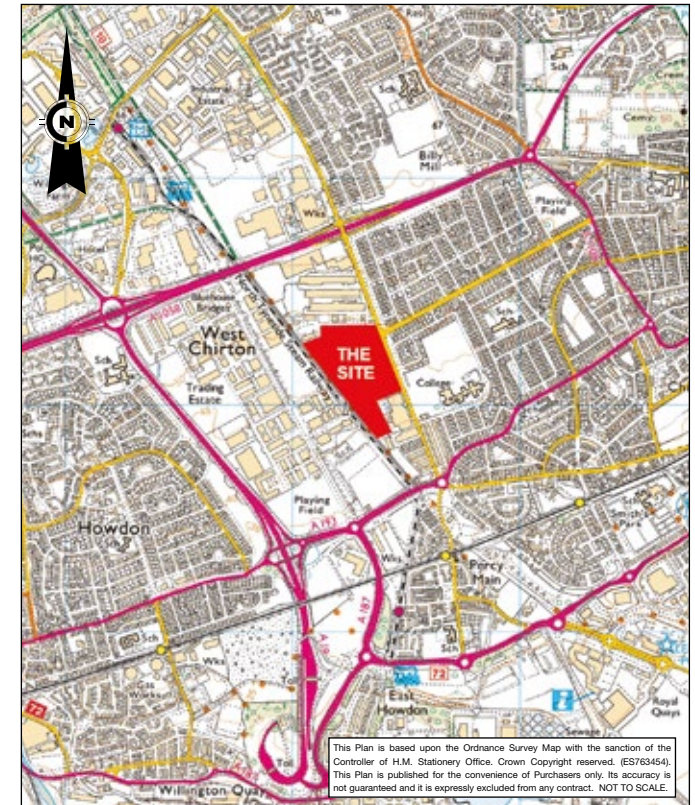
### Offers

Offers are invited for the land as outlined, subject to contract and the approval of a detailed planning consent.

### Local Planning Authority

North Tyneside Council Planning, 1st Floor, Quadrant East, Silverlink, Cobalt Business Park, North Tyneside, NE27 0BY

Telephone No: 0345 2000 101



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