



FOR SALE

Development Site

Former Gas Holder Site, St Anthony's, Newcastle upon Tyne,
NE6 3TL

- Development Site with Potential for Alternative Uses
- Large Secure Site
- Securely Fenced and Gated
- **Approximately 1.17 ha (2.89 acres)**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001
www.cpne.co.uk

LOCATION

The site is located in the St Antonys Area of Newcastle Upon Tyne, north of the River Tyne and in a predominantly residential area.

The site is accessed directly from the A186 Walker Road and benefits from separate gated access points from Windhill Road and Greenford Road.

Newcastle City Centre is approximately 5 miles to the west, with A19 and Tyne Tunnel located with easy reach of the site.

DESCRIPTION

The site comprises of a former gas holder site that has been demolished and subsequently back filled with engineering soil.

The site is fully fenced and gated providing secure accommodation. The site is predominantly made up of a layer of surficial gravel that covers the majority of the site.

An active telecommunications mast is situated in the corner of the site. This is subject to a lease dated 19th December 2001 between Transco PLC and Lattice Telecommunications that expires in 2099. The annual rental is £1 per annum.

TITLE

A copy of the title plan is shown on page 3 showing the easements and rights of access to be retained.

BUSINESS RATES

Further information is available upon request from Connect Property North East

TERMS

The site is available for sale. Further information is available upon application.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

FURTHER INFORMATION

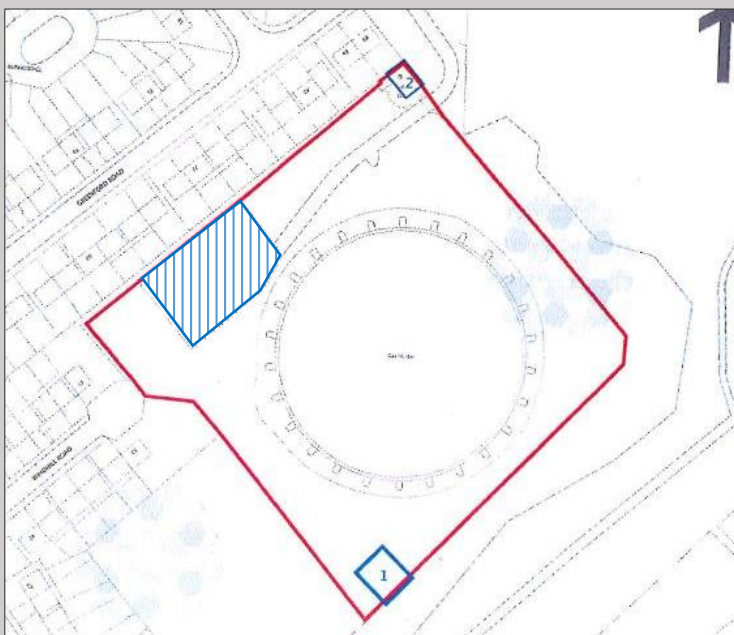
Further information is available upon application including a copy of the desktop environmental report.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk

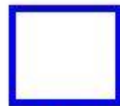




KEY



Disposal Area



Lease Area



Easement

IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628