



Sanderson  
Weatherall

**FOR SALE**  
**DEVELOPMENT SITE**



The Dene Centre, Castle Farm Road, Gosforth, Newcastle upon Tyne NE3 1PH

[sw.co.uk](http://sw.co.uk)





Prominent Location

Long Leasehold Interest

Offers are invited for the long  
leasehold interest

0.809 hectares (2 acres)

Subject to Contract

## Location

South Gosforth is a district within Newcastle upon Tyne and lies approximately 3 miles to the north of Newcastle city centre and 15 miles north west of Sunderland city centre. The land is located on the junction of Freeman Road and Castle Farm Road. South Gosforth Metro Station is accessible to the north west of the site and the A1(M) some 3 miles to the south east.

Occupiers in the close vicinity include, Newcastle Freeman Hospital, St Mary's Catholic School, David Lloyd Health Centre and Jesmond Dene House.

## Description

The site extends to approximately 0.809 hectares (2.0 acres) with potential for residential development, subject to obtaining the necessary planning consents. The site is surrounded by residential dwellings. As it stands the land is currently occupied in part by a single story building with car parking to the front of the site. Current access to the site is off Castle Farm Road.

## Site Area

We calculate that the site provides an approximate area of 0.809 hectares (2.0 acres).

## Development Proposal

The land could be suitable for residential development subject to the relevant planning consents.

Interested parties should make their own enquiries with the Local Planning Department, Newcastle City Council.

## Services

We understand that all main services are available on the site, however, interested parties are invited to determine the exact position of the services and arrange any modification or connection at the site with the relevant service providers.



## **Tenure**

The site is to be owned by way of a long leasehold interest.

## **Asking Price**

Offers are invited for our clients long leasehold interest, subject to contract.

## **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **VAT**

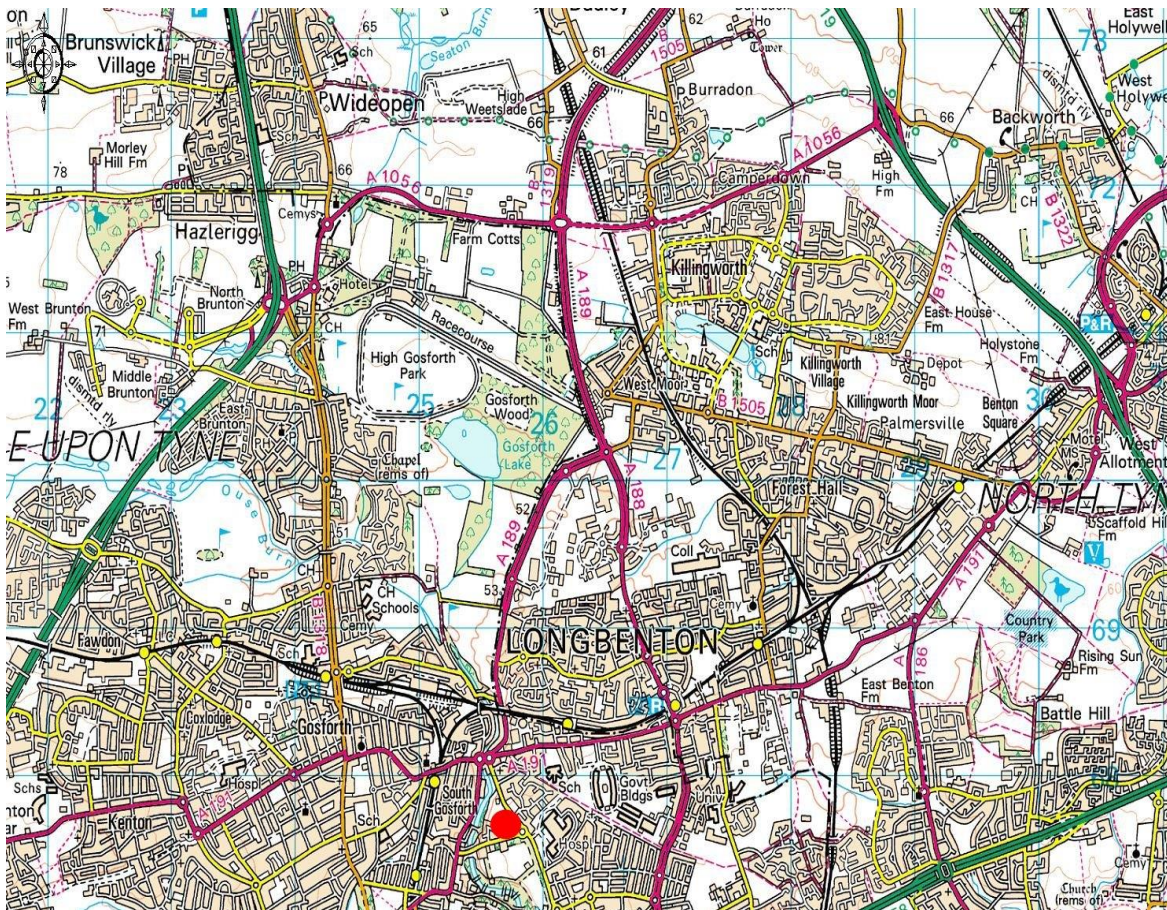
All prices quoted are deemed to be exclusive of VAT unless stated otherwise.

## **Legal Costs**

Each party to bear their own legal fees incurred in connection with the transaction.







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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Strictly by prior appointment with the agent:

Charlotte Marshall

0191 269 0132

[charlotte.marshall@sw.co.uk](mailto:charlotte.marshall@sw.co.uk)

Kevin McGorie

0191 269 0174

[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

Sanderson Weatherall  
Central Square South  
Orchard Street  
Newcastle upon Tyne NE1 3AZ

Sanderson  
Weatherall

[sw.co.uk](http://sw.co.uk)