



FOR SALE

Development Opportunity

Cumbrian Road, Cramlington, NE23 1RJ


Naylors
Commercial Property People

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- Development opportunity for sale
- Total site area of 0.9 acres (0.36 Ha)
- Suitable for a variety of uses subject to planning
- Popular Cramlington location
- Close proximity to Manor Walks Shopping Centre

Description

The site comprises of 0.9 acres (0.36 hectares) of development land. The land may be suitable for a variety of uses subject to obtaining necessary planning permission.

The site benefits from the through flow of residents to properties bounding the site and customers to ALDI supermarket which lies adjacent to the site.

Location

The development site is situated in the historical town of Cramlington, the site is located between the B1326 and Northumbrian Road and accessed off the roundabout connecting the two. The A189 is less than a mile from the site and provides easy access to both the north and south of the country. The site is located in a prominent position for public transport in Cramlington with several bus stops located nearby and Cramlington's train station being less than a mile away.

Planning

The site has not been allocated in the District Councils local plans however we consider that a development in this location should be acceptable and the Council may support applications at the site for a range of uses

including market/affordable housing, retirement housing, hotel, retail and other sui generis uses among others.

It is considered to be situated in a sustainable location and not hindered by landscape or ecological designations and lies within a low flood risk area.

Services

We are advised that services are available; however interested parties should make their own enquiries from the utilities companies.

Information Pack

An information pack is available on request which includes the following:

- Site plans;
- Proposed access plan; and
- Title information

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT.

Viewing

The site can be clearly viewed from the roadside. Interested parties are strictly forbidden from entering the site without prior approval from selling agents Savills and Naylor's.

Terms

The site is available by way of freehold and offers are invited.

(Offers in the region of £650,000-£700,000 are invited.)

Further Information

For all general enquiries and viewing arrangements please contact:

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