



Development Opportunity

- 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

For further information please contact:

Penny McAteer

E: pmcateer@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1556

David Craig

E: +44(0)7970 680 670

DD: David.Craig@savills.com

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 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.

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.

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 is not hindered by landscape or

ecological designations and lies within a low floor risk area.

Services

We are advised that the 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 the selling agents Savills and Naylors Gavin Black.

Terms

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

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

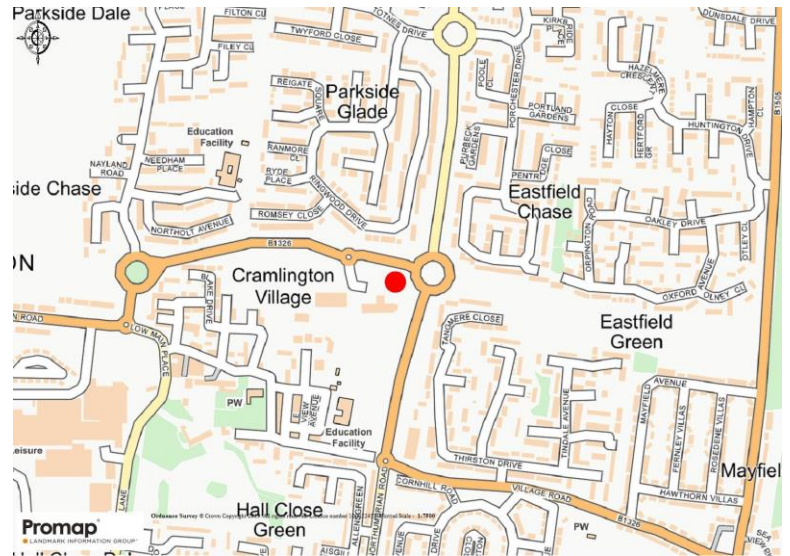
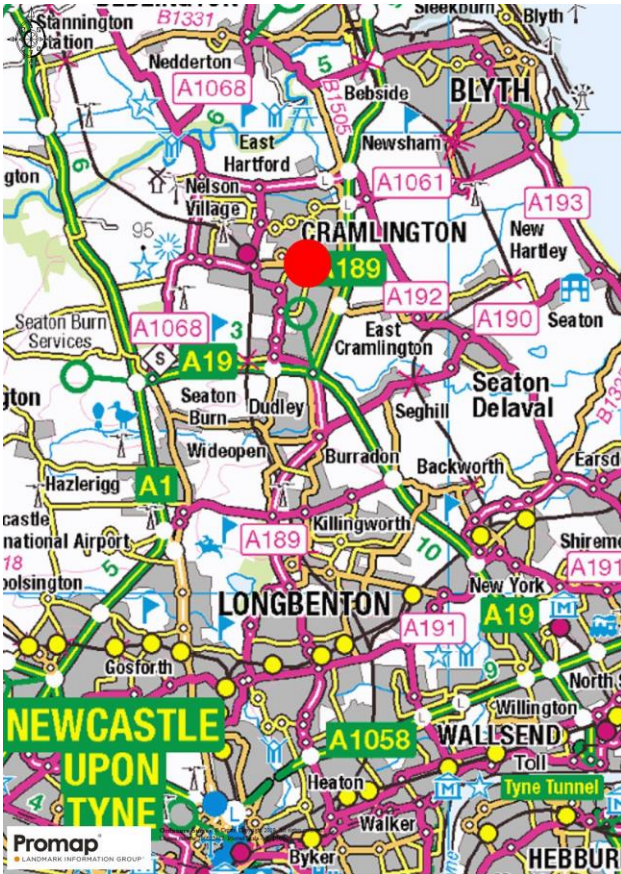
NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.