

Residential Development Site For Sale



3 Dinsdale Place,
Sandyford,
Newcastle upon Tyne,
NE2 1BD

Bradley Hall

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1 HOOD STREET,
NEWCASTLE UPON TYNE,
NE1 6JQ

*Image for illustration purposes only



Key info



Residential development opportunity



Site Area: 0.28 acres approximately



Popular Jesmond location



Suitable for a variety of uses STPP



Roadside location



Freehold available

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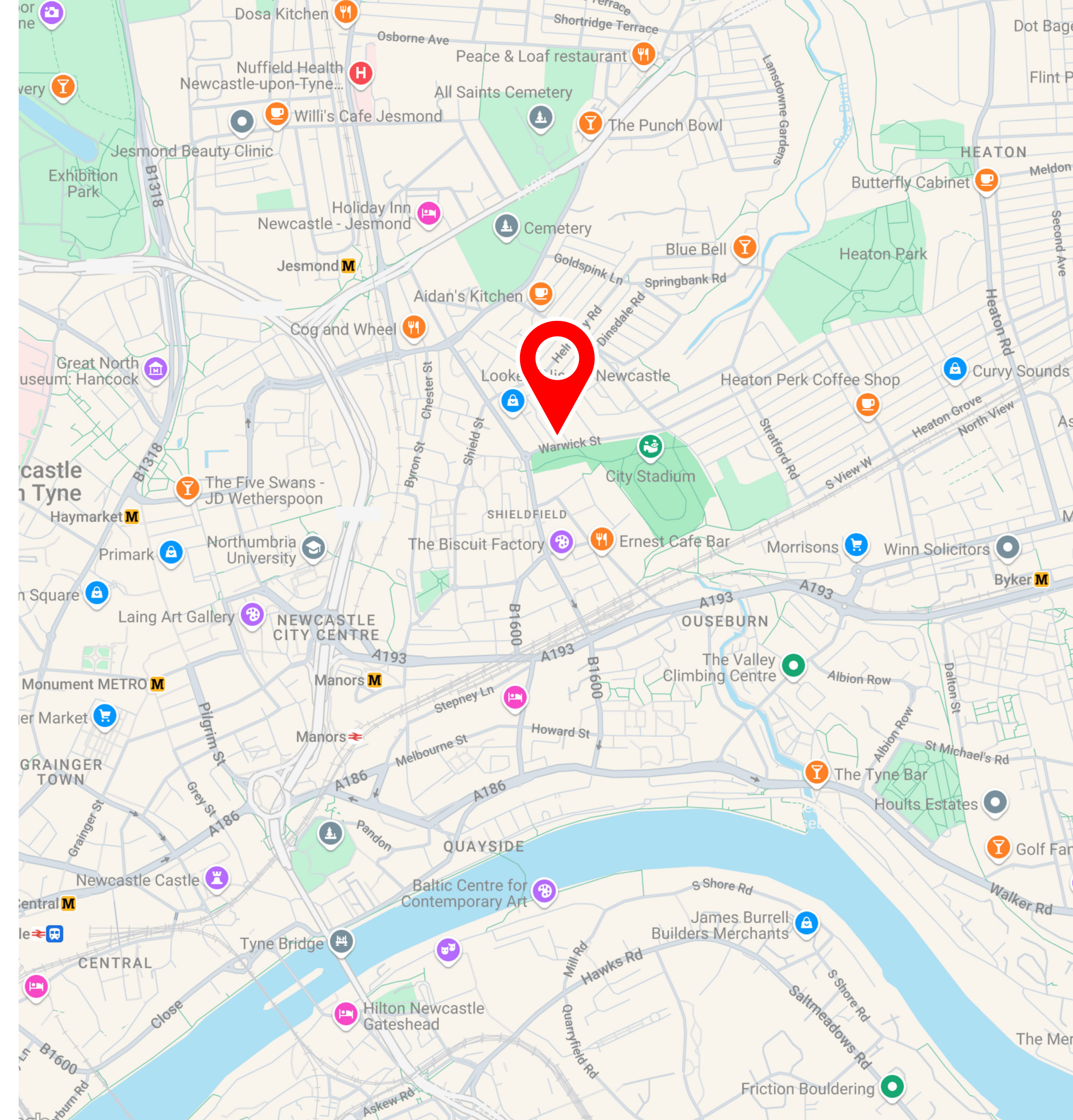
PRICE ON APPLICATION

Location

The property is situated on the corner of Warwick Street and Dinsdale Place in Jesmond, which is a suburb of Newcastle upon Tyne less than one mile from Newcastle City Centre.

The property is well located and has direct links to the A167 Central Motorway providing access to the south via the Tyne Bridge and A1(M) and the north via A1(M). The area is also well served by public transport being situated between Jesmond and Manors Metro Stations and served by various bus routes.

Jesmond is a suburb, with posh clothing boutiques and cafes dotted along Acorn Road. Nightlife centres around chic cocktail bars on Osborne Road, while eclectic dining includes classic Italian restaurants and late-night burger joints. There are also quiet residential streets, lined with Georgian and Victorian homes and Jesmond Dene Park, which is home to a grand hotel, draws families with its woodland and petting zoo, making it a very popular area of Newcastle.



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0.7 miles from Northumbria University
0.9 miles from Newcastle University
1 mile from Royal Victoria Infirmary



0.4 miles from A1058
0.7 miles from A167 (M)



0.5 miles from Jesmond Metro Station
0.6 miles from Manors Metro Station

Description

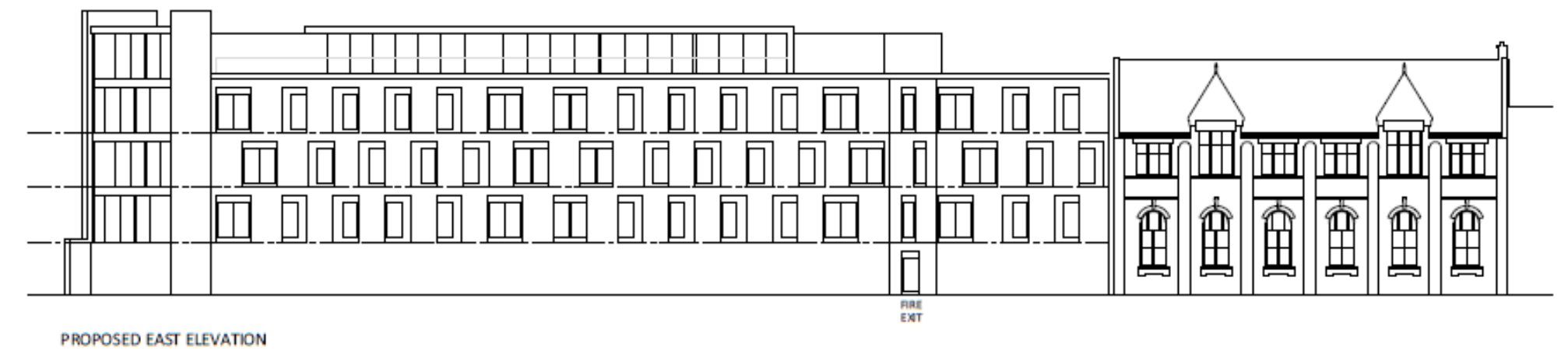
The subject property currently comprises a two storey warehouse building, occupying a prominent corner position. The property has previously been occupied as a car/motorbike showroom extending to approximately 845.70m² (9,102.9ft²).

The total site available comprises 0.28 acres approximately.

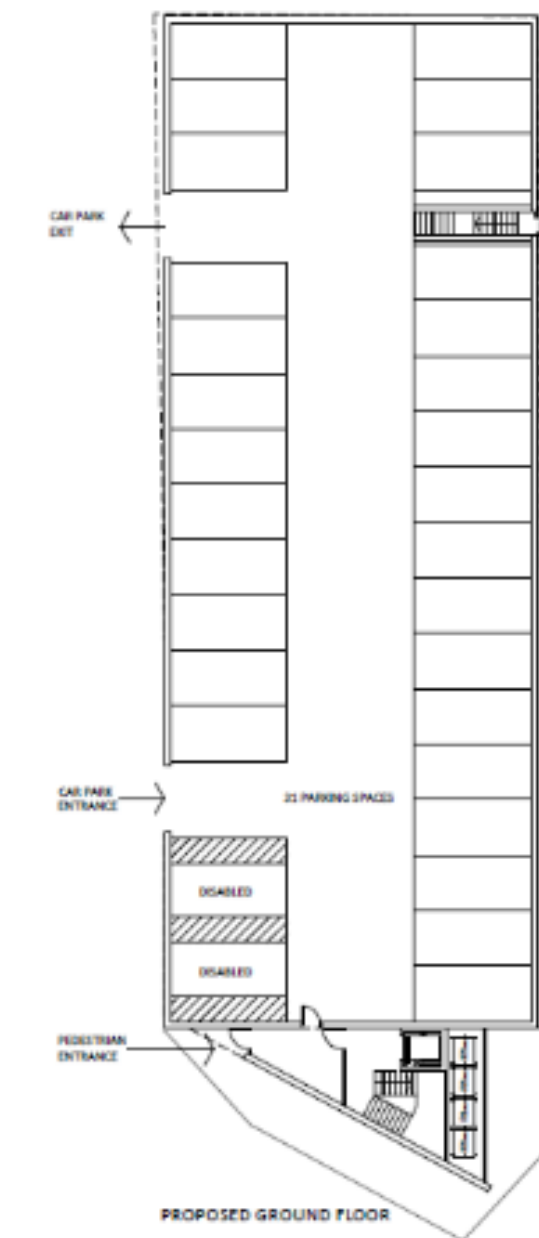
Planning

Our client has submitted a pre-planning application and Indicative plans have been submitted as part of this pre-application enquiry showing four storey building accommodating 32 units within the main part of the building plus an additional two roof-top apartments. It should be noted however that these plans are indicative only at this stage in order to establish the height and number of units that would be acceptable on the site. The detailed design of the building would be worked up and provided as part of a formal planning application in due course.

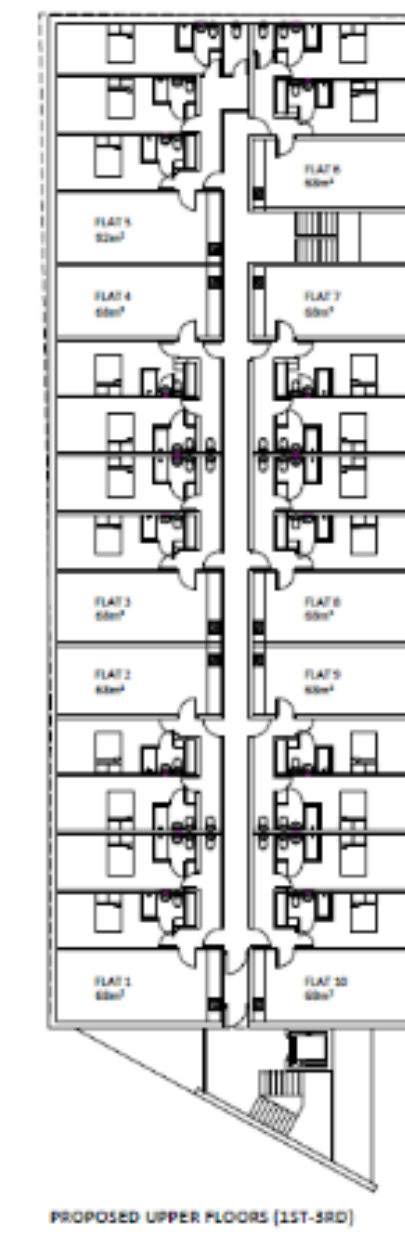
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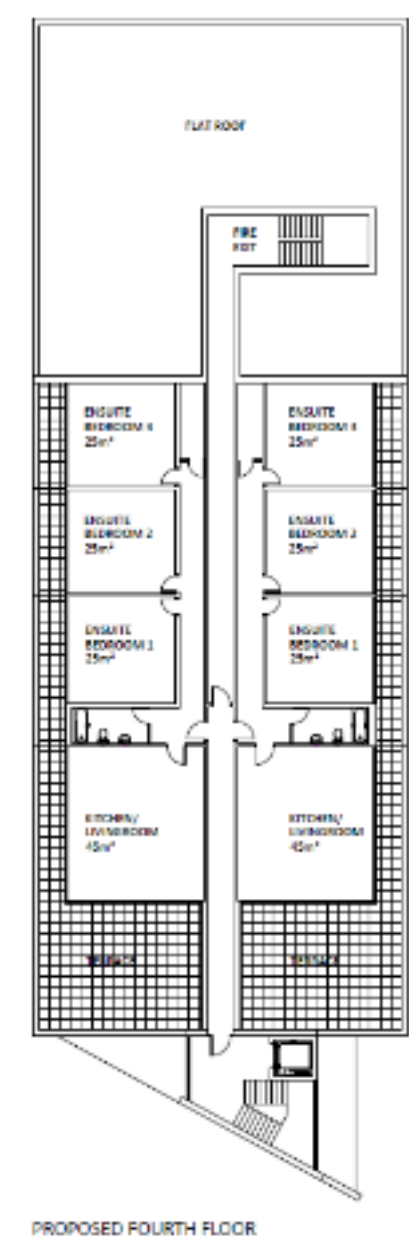
PROPOSED EAST ELEVATION



PROPOSED GROUND FLOOR



PROPOSED UPPER FLOORS (1ST-8TH)



PROPOSED FOURTH FLOOR

Tenure

The site is available by way of a Freehold Investment opportunity. Let to Solutions UK distribution on a 4-year term from 12th November 2024 with annual fixed uplifts.

YEAR 1	£42,500 (Forty Two Thousand Five Hundred Pounds)
YEAR 2	£46,000 (Forty Six Thousand Pounds)
YEAR 3	£48,000 (Forty Eight Thousand Pounds)
YEAR 4	£50,000 (Fifty Thousand Pounds)

The property may be suitable for PRS, various residential development or other uses, subject to obtaining necessary planning permission. Indicative plans in respect of the proposed scheme are available on request.

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Terms

The subject property is available for sale and the price is available on application.

EPC

EPC rating C65.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Legal costs

Each party is to bear their own legal costs involved in the transaction.

Money laundering regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

Viewing & further information

For all enquiries and viewing arrangements please contact **Harry Towers**.

Tel: 07955 270 183

Email: harry.towers@bradleyhall.co.uk



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