

FREEHOLD LAND FOR SALE- DEVELOPMENT OPPORTUNITY

Land to the side of the Fiddlers Three

High Heworth, Gateshead NE10 9BB



Key Highlights

- Site area of 0.461 acres (0.186 hectares)
- Excess land surplus to pub requirements
- Possible infill / commercial development (STP)
- Opportunity to convert to a variety of uses (STP)
- Freehold unconditional and conditional offers invited (STP)

SAVILLS SOUTHAMPTON
Mountbatten House Grosvenor
Square Southampton SO15 2BZ

023 8071 3900

savills.co.uk

savills

Location

The property comprises land situated to the west of the Fiddlers Three pub which is positioned to the south-east of Gateshead. The surrounding area is predominantly residential, with the with a Secondary School to the north with their land encompassing the site. Links to the A1 3.0 miles (4.8 km) to the south west and the A194(M) to the east 2.2 miles (3.5 km).

- Newcastle upon Tyne to the north 5 miles (8 km)
- Whickham to the west 6.1 miles (10 km)
- South shields to the north east 7.8 miles (13 km)

Site Size

The potential development site to the south east of The Fiddlers Three extends to approximately 0.461 acres (0.186 hectares) of surplus land no longer required for the operation of the pub. The site is level and comprises predominantly tarmac and grass surfaces.

LOCATION MAP

STREET VIEW



Planning Information

The site is not Listed and does not lie within a Conservation Area.

Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park, if required.

There may be instances where the developer would be required to enable the development by relocating facilities on site, subject to further investigation.

Deliverability

Vacant possession subject to release of land from pub tenancy/lease.

Tenure

Freehold available (Part of Title Number: TY379143).

Guide Price

Offers Invited



CONTACTS

For further information please contact:

Samuel Hart

+44 (0) 7812 425097
samuel.hart@savills.com

Adam Bullas MRICS

+44 (0) 7812 965395
abullas@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | May 2026

savills