



Homes  
England



## Land to the north of Stella House, Goldcrest Way, Newburn Riverside, NE15 8NY

- Commercial development opportunity located c.3 miles west of Newcastle upon Tyne City Centre.
- The site extends to circa 1.34 hectares (3.3 acres).
- The site is available freehold with vacant possession.
- Allocated within the Newcastle upon Tyne Development and Allocation Plan for employment purposes (Site 9).
- Offers to be submitted by **13:00pm on Friday, 26th June 2026.**

# FOR SALE

## Commercial Development Opportunity

1.34 hectares (3.3 acres)



## LOCATION

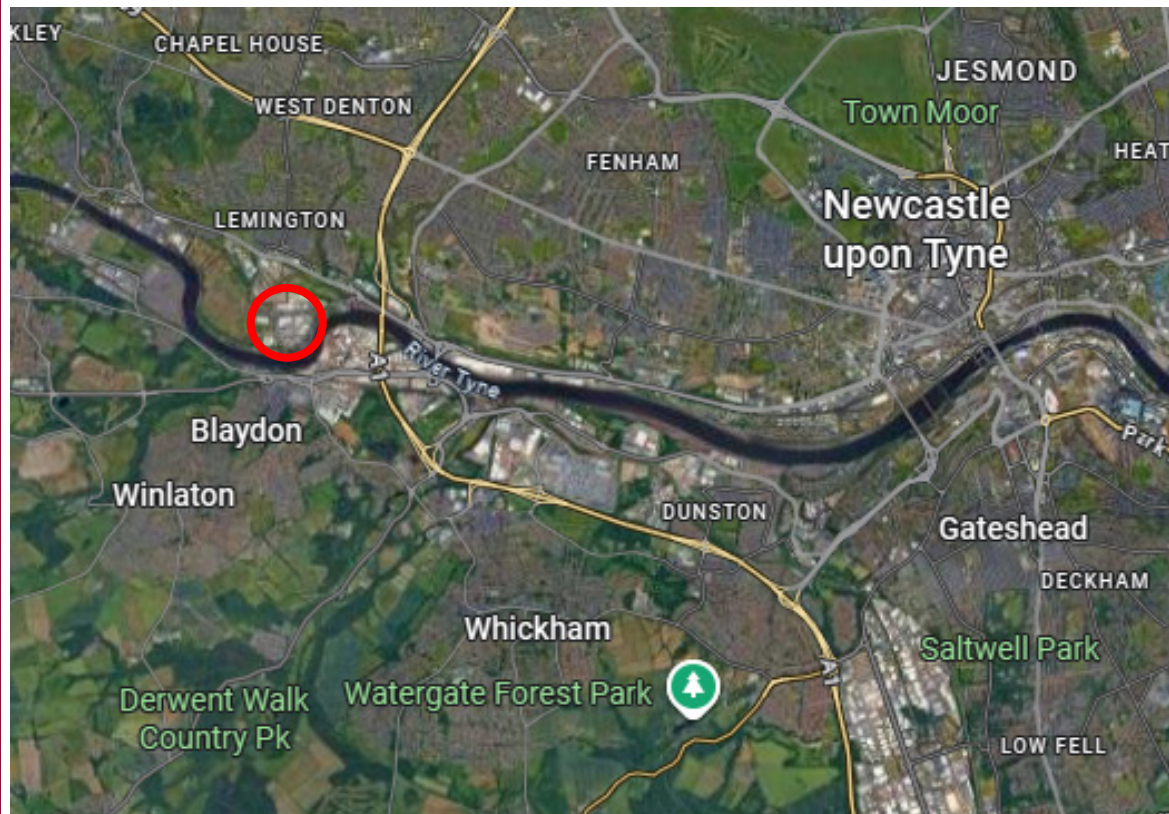
The site is situated at Newburn Riverside, which is located approximately 3 miles to the west of Newcastle upon Tyne City Centre.

The site comprises part of the former Stella North coal fired power station which was decommissioned in 1991 with demolition undertaken between 1992 and 1996, accompanied by a programme of site remediation works.

Access to the site is provided from the A6085 which provides a roundabout access onto Kingfisher Boulevard and forms a central boulevard which services the site by way of a series of roundabouts. Access to the A1(M) is provided by way of the A694 (Junction 74 Southwood) approximately 0.5 miles to the east of the site.

The below plan indicates the approximate location of the site.

What3words reference - ///escape.badly.ending

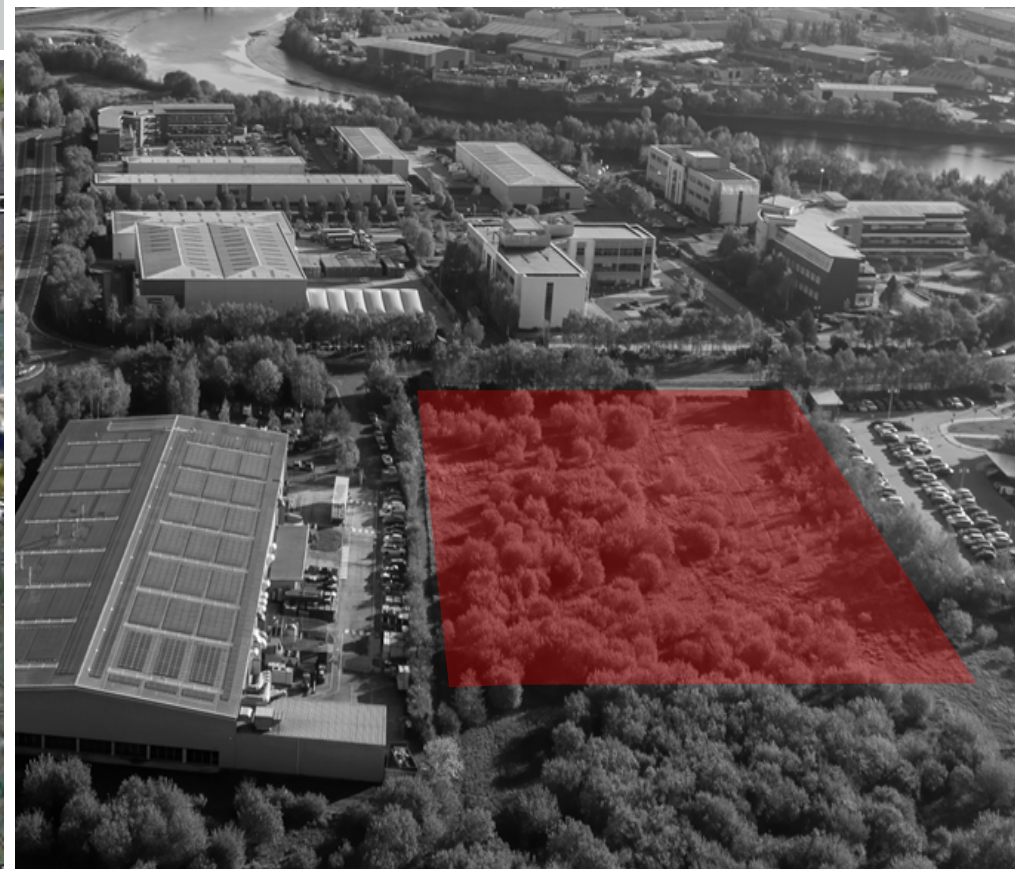


## DESCRIPTION

The site comprises a vacant area of land that forms part of the wider Newburn Riverside site. The site largely comprises scrubland which has grown at the site following the demolition of the previous Power Station.

The site is bounded to the north by an industrial unit occupied by Stannah Stairlifts, to the east by Goldcrest Way, to the south by an office development occupied by the NHS, with further grassland / vegetation comprising the western boundary.

It is noted that the subject site did accommodate temporary parking to serve the office unit to the south, but this use ceased over 10 years ago.

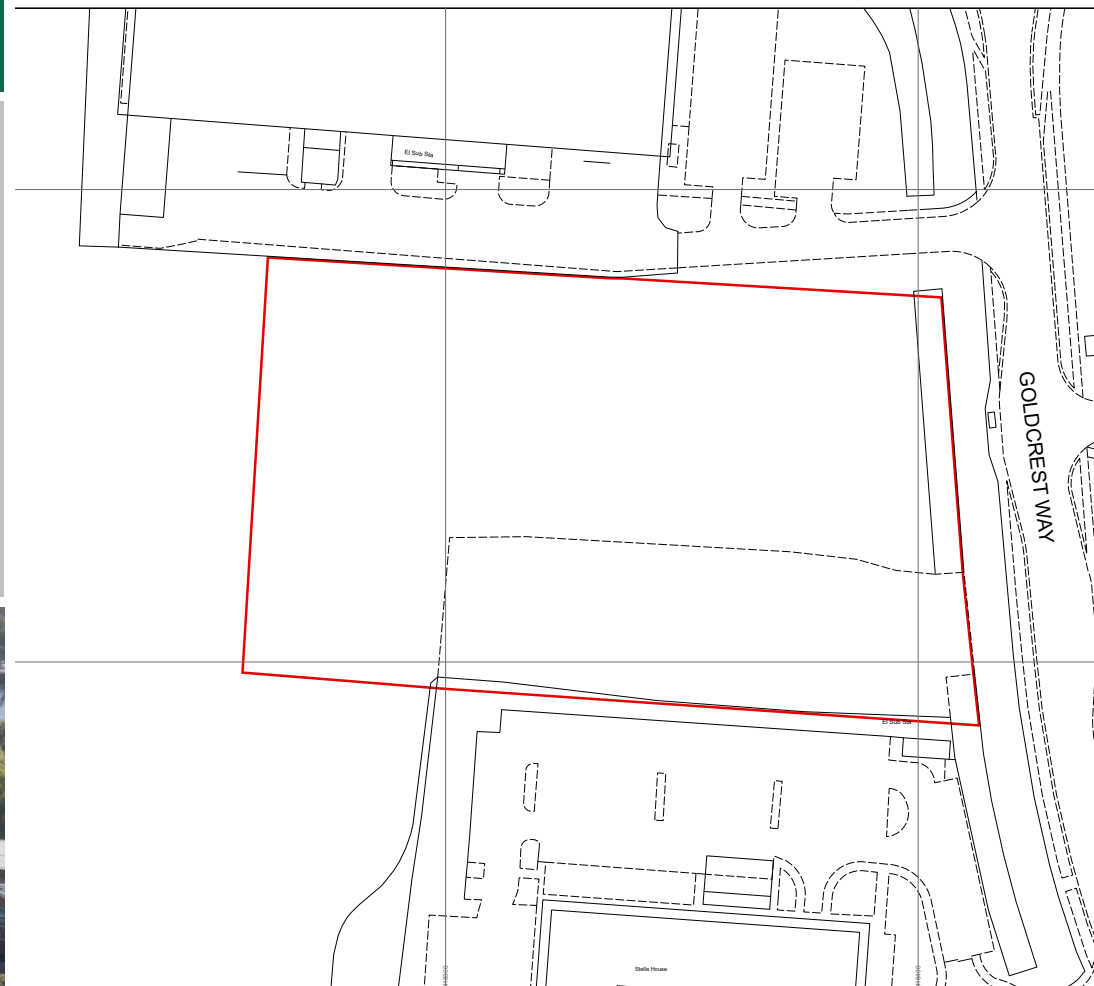
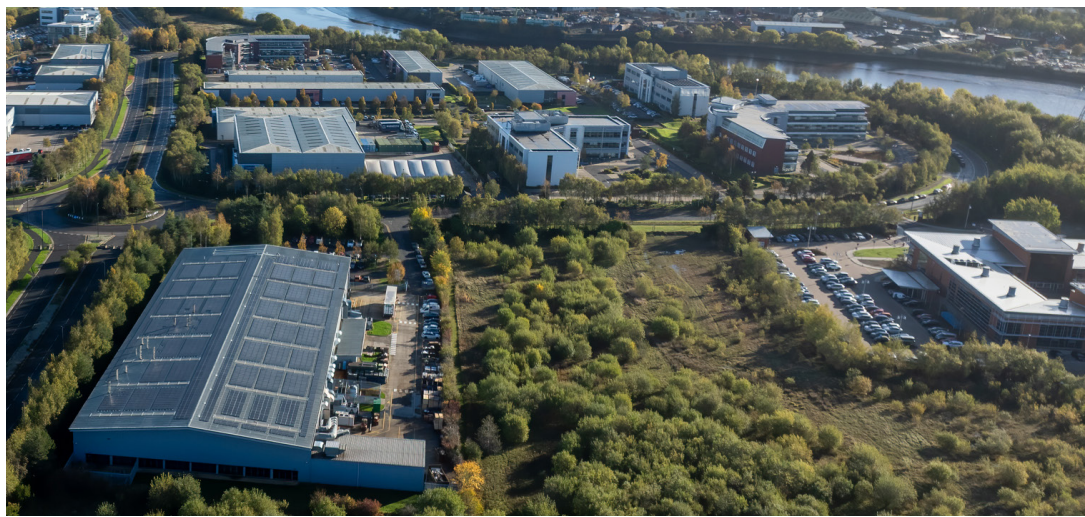


# PLANNING

The site is designated as Site Number 9 in the Newcastle upon Tyne Development and Allocations Plan for employment purposes under Policy DM1 (Employment Sites), permitting development within Use Classes B1 (Business), B2 (General Industrial), and B8 (Storage and Distribution), along with further land to the east within Newburn Riverside.

A previous planning application was submitted at the site in 2016 for the construction of a new car park (Ref: 2016/1947/01/DET). This application was granted conditional planning approval but was never implemented and is now expired. However, this application confirmed how new site access could be secured via Goldcrest Way.

Interested parties are advised to make their own enquiries to the Local Planning Authority.



# VIEWINGS

The site can be viewed from the existing highway at Goldcrest Way and no separate viewings will be arranged.

Please note that Thomas Lister and/or the vendor take no responsibility for any loss or injury caused while carrying out a site visit.



# METHOD OF SALE

Offers are sought for the freehold interest of the subject site on a conditional or unconditional basis, via informal tender. The closing date for offers to be submitted by is **13.00 on 26/06/2026**.

Bidders must submit their electronic response to the following email address: **tenders@homesengland.gov.uk** using the completed electronic tender response form which is available on the data room.

**Tender Reference D27001** must be included within the subject line of the email.

Information required to be submitted includes:

- i. Confirmation of the party/legal entity proposing to acquire the site including (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – The financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Indicative scheme to be delivered.
- v. Any conditionality associated with the offer.

## Online Information Pack

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister Website. Access to the Data Room is password protected and available from the sole agents, and please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.

Homes England reserves the right to not accept the highest or any bid for the property.



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All enquiries to:

**Beth Hill**  
**Development Consultant**

T: 01527 889 212

M: 07935 755 865

Beth.Hill@thomaslister.com

**Jon Elmer**  
**Associate Director**

T: 01527 889 225

M: 07730 671 379

Jon.Elmer@thomaslister.com

**Thomas Lister Limited**  
**11 The Courtyard**  
**Buntsford Gate**  
**Bromsgrove**  
**Worcestershire**  
**B60 3DJ**

