

FOR SALE

HEALTHCARE OPPORTUNITY

Land at Newcastle Great Park, North
Brunton, Tyne and Wear, NE13 9NT

- Healthcare Development Opportunity
- Site totalling approximately 1.3 acres (0.52 hectares).
- Site based within a new development.
- Master plan application – 1999/1300/121/RVC
- 4,500 homes within the development.

Freehold Offers Invited

BradleyHall



OPPORTUNITY

Bradley Hall is delighted to be appointed to market this healthcare development opportunity at Newcastle Great Park, Tyne and Wear.

LOCATION

The site is located to the south of Brunton Road and totals 0.52 hectares (1.3 acres). It is on the edge of the development known as the town centre and within close proximity to the planned supermarket. Newcastle Great Park is a new suburb of Newcastle upon Tyne which is located 3 miles northwest of Gosforth, 5 miles north west of Newcastle city centre, 5 miles north east of Newcastle International Airport and 6 miles south west of Cramlington.

The site is within the new town centre that is being developed within the heart of the Great Park which includes a beautician, estate agents, quality office accommodation, a supermarket, a new first school, nursery and community centre with sports facilities and pitches. There is more to be delivered within the next phase of the site including a middle / high school and other community facilities.

The development offers over 4,500 homes, creating a thriving community and a high footfall of local residents seeking new amenities in their area.

DESCRIPTION

The site comprises approximately 1.3 acres (0.52 hectares). The site is allocated as healthcare land which can be defined as an area of land located within the Local Centre Land which has the necessary services and is of a size sufficient to accommodate a building of an area of approximately 1440 square metres the precise location which shall be agreed by the Council (acting reasonably).

PLANNING PERMISSION

The site is part of the Newcastle Great Park master plan under reference 1999/1300/01/OUT. Any purchaser would be required to provide a full detailed application and our planning team will be able to assist with any proposals.

TENURE

The site is sold freehold with vacant possession.

TERMS

We are instructed to invite offers for our client's freehold interest.

Our client does not have to accept the highest nor any offer submitted to the agent.

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

LEGAL COSTS

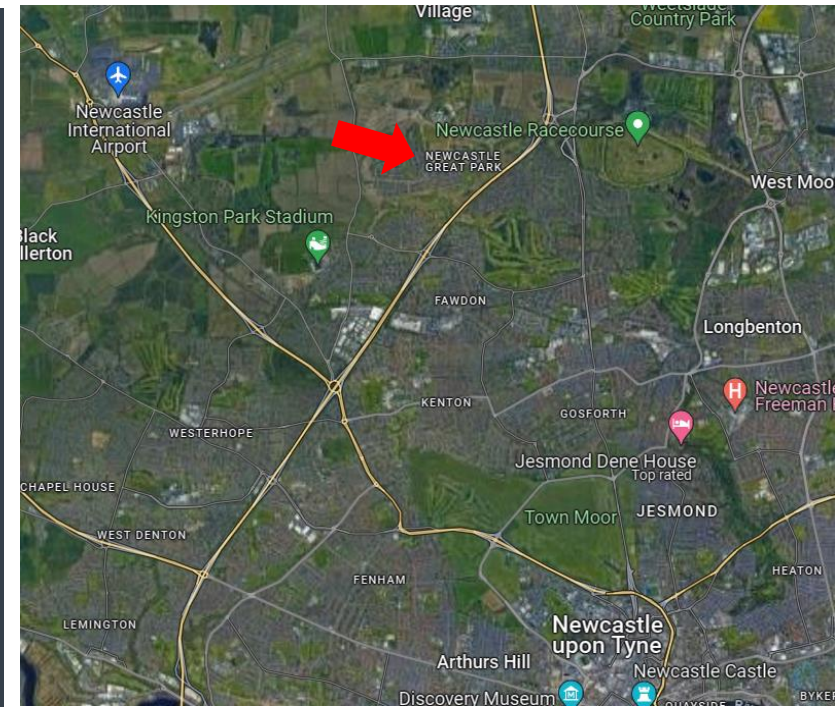
Each party is to bear their own legal costs involved in the transaction.



3 miles from Gosforth
5 miles from Newcastle
City Centre



New town centre
development
5 miles from Newcastle
International Airport



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

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Email: callum.armstrong@bradleyhall.co.uk
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IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.