



FOR SALE

DEVELOPMENT / STORAGE LAND

Dunston Gas Works, Redheugh, Team Street, Dunston
Gateshead, NE8 2GF

- Prominent Position
- Suitable for a variety of Uses subject to planning including Residential
- Concrete Yard/ Hard Standing
- Development Site
- **2.03 Hectares (5.02 Acres)**

Contact: Jonathan Simpson

Email: jonathan@cpne.co.uk

Tel: 01642 704931

Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property is located prominently on Team Street in Dunston, Gateshead with good access to the A1 western bypass. The site is located predominately in a residential area with an element of commercial in the surrounding areas.

DESCRIPTION

The property comprises of the former Dunston Gas Works and is a triangular shaped development site fully fenced and gated. The site is part concrete and part clay/ soil.

It is the intention of Northern Gas Networks to retain two small parcels of land (see plan on page 3)

SITE AREA

Total site area is approximately 2.03 hectares (5.02 acres)

PLANNING

We advise that interested parties should contact the local authority to satisfy any planning query.

DEVELOPMENT OPPORTUNITY

Upon review of the site and local planning policy content, the site is suitable for both residential and employment subject to the appropriate detailed planning consent.

TERMS

The property is available for sale with further information available upon application.

BUSINESS RATES

To be assessed upon occupation

VIEWING

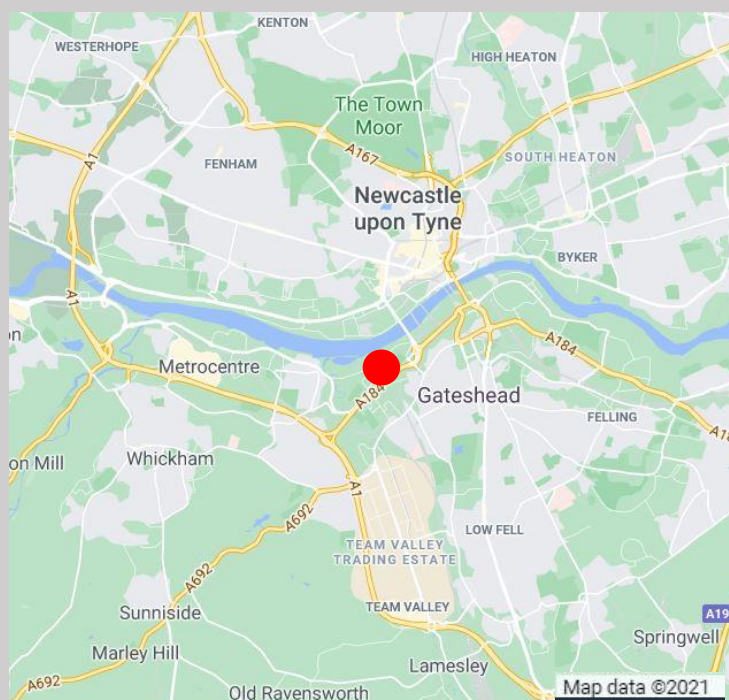
Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

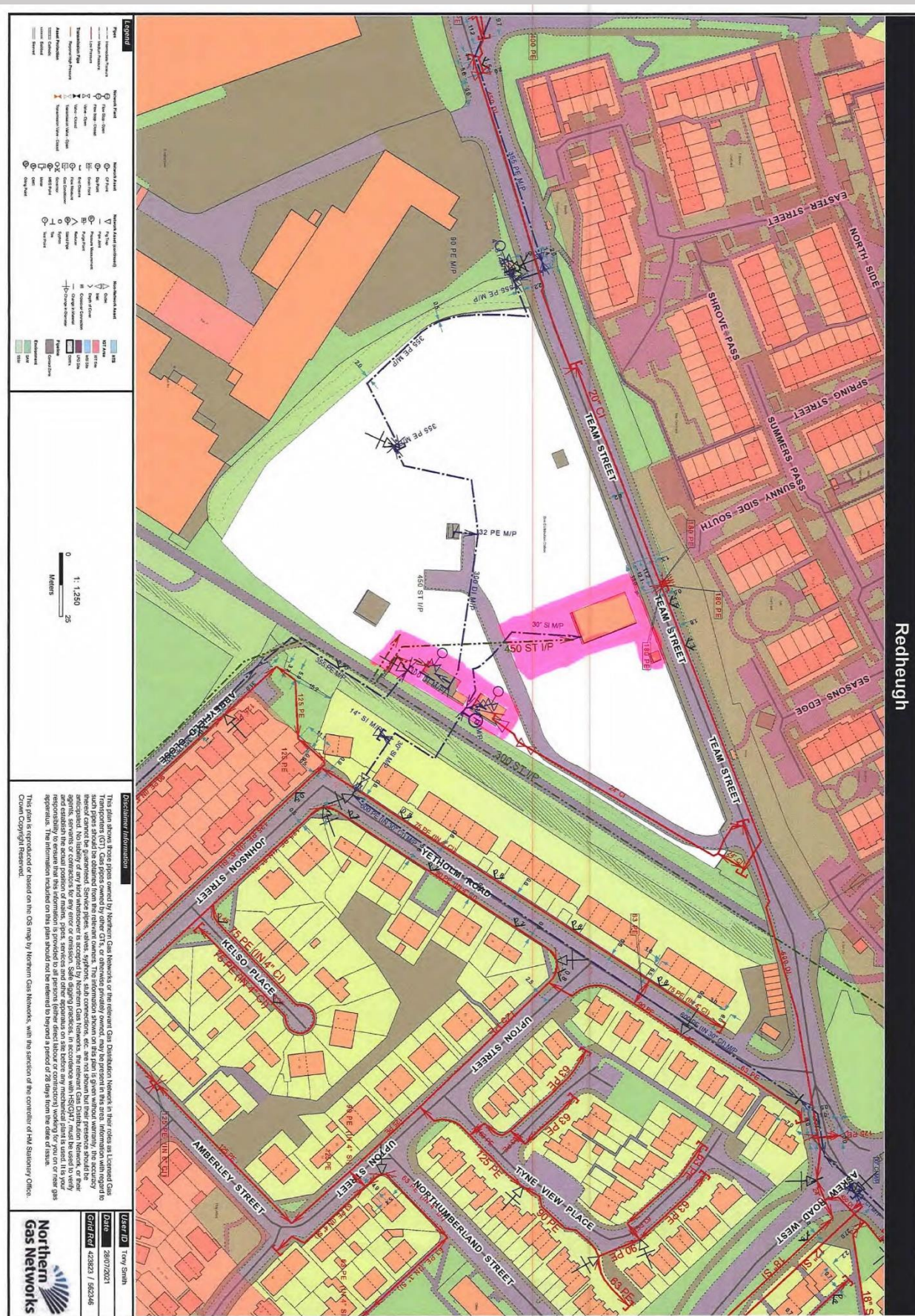
Email: jonathan@cpne.co.uk

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



N.B - The land shaded pink on the plan below will be retained by North Gas Networks.



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk