

FOR SALE

DEVELOPMENT OPPORTUNITY

7-45 Lime Street, Ouseburn Valley,
Newcastle Upon Tyne, NE1 2PQ

- Mixed Use Development Opportunity
- Planning submitted for 57no. apartments with Class E accommodation at ground floor level
- Short Walk from Newcastle City Centre
- Located within the vibrant Ouseburn Valley
- 0.80 acre site
- Freehold

Guide Price of £1.75 million

BradleyHall



CONTACT US

VIEWING

For general enquiries and viewing arrangements please contact Neil Hart or Callum Armstrong at Bradley Hall.

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OPPORTUNITY

Bradley Hall is delighted to bring to the market this exceptional mixed use development site.

7-45 Lime Street presents a unique opportunity to bring forward a flagship edge of centre residential community. The proposal is for the demolition of the existing buildings and the construction of a mixed-use scheme comprising 57no. residential apartments, 3no. commercial units, 10no. car parking spaces and ancillary accommodation.

Clearance of the 7-45 Lime Street site and its redevelopment represents a significant change at a key location within the Lower Ouseburn Valley.

HISTORY

Ouseburn Valley, commonly referred to as Ouseburn, is among the most popular regions in Newcastle upon Tyne. Located slightly over a mile to the east of Newcastle City Centre, this valley takes its name from the Ouseburn River, which merges into the River Tyne. The natural characteristics of the Ouseburn's banks were highly conducive to the establishment of various industries, including glassmaking, potteries, tanneries, and mills during the 1900s.

In the 1990s and the early 2000s, these industries played a pivotal role in rejuvenating the Ouseburn. Presently, the valley features a blend of art galleries and studios, along with visitor attractions like Seven Stories, The Victoria Tunnel, and The Ouseburn Farm.

Previously disused industrial structures have been transformed into restaurants, microbreweries, gyms, live music venues, and design offices. Additionally, housing has made a comeback in the valley through the development of The Malings, Lower Steenbergs Yard, and the former Quay Timber site, while the local pubs remain as vibrant as ever.



EXISTING BUILDINGS



DESCRIPTION

The existing structures on the site consist of either one or three-story industrial buildings, all facing Lime Street. These buildings have most recently been utilized for storage and distribution by Wylam Brewery.

To the north, the site's boundary is marked by a set of stone public steps that ascend the valley side, connecting to the St Ann's area to the west of the site. Beyond these steps lies the cleared former canvas works site and then the prominent Steenberg's warehouse buildings, which dominate the northern section of the street.

The proposed development is primarily residential and includes a mix of over 50 apartments with various sizes and unit types ranging from one to three bedrooms. The ground floor of the site will feature a commercial or hospitality space, with a focus on creating a lively and active atmosphere along Lime Street.

The robust north-to-south alignment offers advantages in terms of solar positioning and panoramic perspectives, including views across the Ouseburn. The site's orientation and landscape characteristics guide the development's focus on optimizing both internal and external views.

Lime Street functions as a primary route for both vehicular and pedestrian traffic within the Ouseburn, establishing a link between Shieldfield, the city's northern suburbs, and City Road which is a major east-west thoroughfare running parallel to the River Tyne.

PLANNING

Our client has submitted a detailed application for the erection of a residential development consisting of 57 units at Lime Street. The development will consist of commercial uses on the ground floor and the first floor within 4 separate units ranging in size from 30m² to 201m², and residential uses above comprising 9 x 1 bed units, 40 x 2 bed units, 3 x 2 bed duplex units and 5 x 3 bed units. 10 parking spaces will be provided within the ground floor car park which will all have EV charging points. We are advised that planning is to be recommended for approval in the December committee.

Please click here for a direct link to the planning application –

<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=128633>

The S106 is still being drafted, but we anticipate the following costs:

- Allotments/Play £65,572
- SUDS £10,000
- BNG Public Realm £16,194



ACCOMMODATION SCHEDULE

Residential Overview

TYPE	OCCUPANCY	AREA m ²	EXTERNAL TERRACE m ²	TOTAL NO.
Type 1	1B . 2Person	51		1no.
Type 2	1B . 2Person	50		4no.
Type 3	2B . 4Person	78		12no.
Type 4	2B . 4Person	78		9no.
Type 5	2B . 4Person	70		12no.
Type 6	2B . 4Person	78		3no.
Type 7	3B . 6Person	95		3no.
Type 8	3B . 6Person	99		2no.
Type 9	2B . 4Person	71	25	1no.
Type 10	2B . Duplex . 4Person	90	10	1no.
Type 11	2B . Duplex . 4Person	90	10	2no.
Type 12	2B . 4Person	78	35	1no.
Type 13	2B . 4Person	76	30	1no.
Type 14	1B . 2Person	50	8	1no.
Type 15	1B . 2Person	50	8	2no.
Type 16	2B . 4Person	77	15	1no.
Type 17	1B . 2Person	53	8	1no.

Residential Total

no. beds	total no.	mix %
1Bed	9	15
2Bed	40	70
2Bed . Duplex	3	5
3Bed	5	10
57no. total		

Ground Floor Commercial Provision

location	sqm
block A	200
block B	201
block C	200
601sqm total	

TERMS

The site is sold freehold with vacant possession.

The freehold of the property is available with a guide price of £1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds).

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

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.

ANTI-MONEY LAUNDERING REGULATIONS

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

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.

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.



ARTIST IMPRESSION OF DEVELOPMENT

