



Substantial Development Site for Sale

Cross Lane, Gateshead NE11 9HQ



6.5 Hectare (16 Acres)

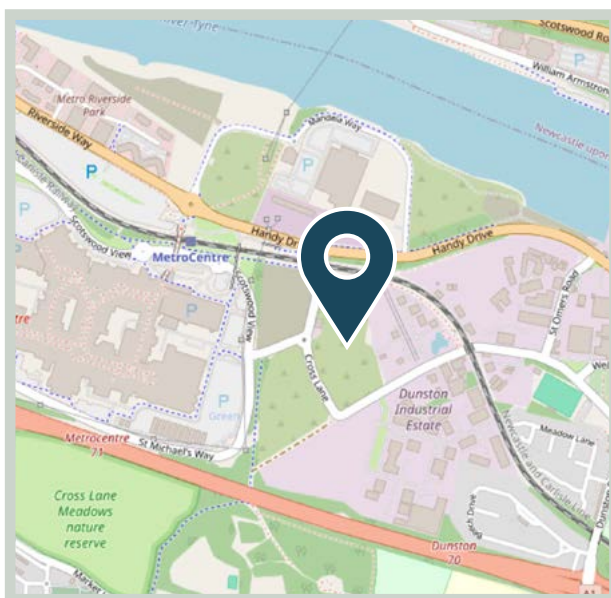
Description

A level roughly rectangular site alongside Wellington Road and bisected by Cross Lane providing two plots with access from the same.

The western plot totals approximately 3.65 hectares (9 acres) and the eastern plot some 2.83 hectares (7 acres).

It lies a few hundred metres from the Metro Centre and approximately one mile from junctions 78 and 71 of the A1.

The surrounding area is of a mixed commercial and industrial use. Nearby occupiers include Costco, DVSA, SIG, GAP and North Eastern Bus.



Site Area

Description	Acres	Hectares
Land	16	6.48

Planning

The site now forms part of the draft Metro Green Area Action Plan where the eastern parcel, which lies within the flood zone, is allocated for residential development and the western parcel for mixed use. The plot lies immediately to the north of the former 12 acre Federation Brewery site where planning has recently been granted for the development of a Topgolf driving range facility with 102 bays over three levels. A Flood Risk Assessment and a Desktop Geoenvironmental report can be made available to seriously interested parties.

Services

We understand all main services lie within the adopted road network serving the site. Interested parties should make their own enquiries with regard to specific capacities.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Offers

Offers are invited for the benefit of our client's freehold interest.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.



Circa 6.5 Hectare
(16 Acres)



1m from junctions
70 and 71 of the A1



Adjacent to
Metro Centre



Potential for residential,
commercial or other uses STP

Contact

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