

An aerial photograph showing a residential neighborhood. On the left, a wide river flows. A green, grassy plot of land with some trees is situated between the river and a road. The road, King Oswalds Drive, curves around the plot. To the right of the road, there are several houses, some with blue roofs and others with red roofs. A few cars are parked on the road. The overall scene is bright and sunny.

For Sale

Land at King Oswalds Drive

Stella, Blaydon-On-Tyne, NE21 4FH

 **naylors**

For Sale

Land

3.15 Acres

- Rarely available.
- Great riverside location close to Newcastle City Centre.
- A range of possible uses subject to planning.

Location

The site is located just off King Oswalds Drive in Stella, Blaydon-On-Tyne. The site has a proximity to Newcastle, being only 7 miles from the city centre. It benefits from proximity to a range of local amenities, excellent public transport links and the sought-after area of Blaydon.

Description

An opportunity to acquire a substantial parcel of land extending to approximately 3.15 acres in Stella, Blaydon-on-Tyne. Positioned just off King Oswalds Drive, the site occupies an attractive setting close to the River Tyne, whilst benefiting from excellent connectivity to Newcastle, Gateshead and the wider region.

The land previously benefited from outline planning consent for a public house, presenting purchasers with an opportunity to explore future development potential, subject to planning. Rarely available in this location, the site offers a unique chance to secure a sizeable landholding in an established and desirable suburban setting.

The neighbouring residential site, which was built on the old Stella Power Station was built between 2014-2018 comprising of 500 homes and remains a popular neighbourhood within the region having been built by Persimmon Homes and Barratt Homes.

Accommodation

The premises comprise the following area:

TOTAL:

3.15 Acres

Terms

The site is available to purchase. We recommend unconditional offers in and around the asking price.

Price

POA

Legal Costs

Each party to be responsible for their own legal and professional costs.

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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