



Land at Former Fairfield Industrial Estate

Bill Quay, Gateshead NE10 0UR

For Sale 17.37 acres (7.02 Hectares) Development Opportunity



Location

The site is located in Gateshead on the southern banks of the River Tyne, nearby to the Felling Bypass (A184) which is a main arterial route connecting A19 and A1 (via A194) to Newcastle upon Tyne city centre.

The site benefits from being within close proximity to both Pelaw Metro station and Heworth Interchange as well as established walking and cycling routes and nearby community assets such as Bill Quay Farm, Pelaw shops and local schools.

Connections



By road

Pelaw Metro
0.6 miles

Heworth Interchange
1 mile

Newcastle City Centre
5 miles



By foot

Local shops
9 mins

Pelaw Metro
11 mins

Heworth Interchange
23 mins

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M Heworth Interchange

Felling Bypass

Bill Quay
Community Farm

Gateshead Stadium

Gateshead Town Centre

The Glasshouse International
Centre for Music

Newcastle City Centre

RIVER TYNE

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Description

Extending to approximately 17.37 acres (7.02 Hectares), the site at Fairfield Industrial Estate, Bill Quay provides a rich industrial heritage in manufacturing dating back to 15th century. Existing infrastructure includes 25 buildings of varying size and construction and generous open yard space comprising predominantly hardcore/tarmac composition. The site is on split levels, featuring a downward incline from the east and levelling out across the centre across to the western boundary.

The site provides a secure high-walled perimeter to the southern boundary with the north entirely bounded by the River Tyne, providing striking views across to Bill Point and the river. Beyond the boundary, there is extensive green areas and woodlands with footpaths. Currently there is a single access roadway into the site, located on the eastern boundary.

The site would be suitable for a variety of uses including residential and commercial developments, subject to parties making their own planning enquiries. Further information on planning below. Full list of buildings available on request.

Planning

A previous Strategic Pre Application submission (ref. 25/0174/SDE) confirms positive early engagement from Gateshead Council regarding residential redevelopment potential, and earlier visioning work identifies capacity for around 170 units across a mix of townhouses and apartments together with opportunities for high quality placemaking, improved connectivity, and incorporation of the site's industrial heritage into the development framework.

While constraints including Flood Zones 2 and 3, existing utilities infrastructure, topographical variation and potential abnormal costs will require consideration, the site remains an attractive regeneration opportunity with clear developer appeal.

Parties are encouraged to make their own planning enquiries with the relevant authorities.





Planning Policies

Relevant identified policies include:

- **Saved Policies Gateshead UDP (adopted 1998) (Saved 2010)**
Policy MU22 – Fairfield Industrial Park, Bill Quay – Policy MU22 confirms the site is allocated for mixed use, including retail, business, industrial and residential use.
- **Core Strategy and Urban Core for Gateshead and Newcastle 2010–2030 (adopted March 2015) Policy CS3 Spatial Strategy for Neighbourhood Area (1)** – The site is located within a Neighbourhood Area. The Council confirm in the wider Neighbourhood Area sustainable communities will be promoted and maintained, meeting housing needs and supporting jobs by developing approximately 21,900 new homes.
- **The site is part of a Wildlife Corridor (Policy MSGP37).**
- **The site is part of Tyne Corridor – Strategic Green Infrastructure (Policy 32).**
- **The site is located within Walker Riverside / Felling Shore Opportunity Area and River Tyne Estuary Opportunity Area (Policy MSGP32).**
- **The site is located within an aircraft safety area (applicable to all buildings, structures, erections and works exceeding 90m in height) (Policy MGSP2).**
- **The site is located within a Mineral Safeguarding Area (Policy CS20).**



Technical Due Diligence

The following reports have previously been undertaken on site:

- Noise Impact Assessment
- Air Quality Assessment
- Phase 1 Land Quality Report
- Baseline Phase II Environmental Site Investigation and Risk Assessment
- Foul Sewage and Utilities Assessment Report
- Flood Risk Assessment and Drainage Strategy

In addition to the above there are also previous Topographical surveys and Ecology reports available.

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Tenure

The site is held freehold under multiple titles.

VAT

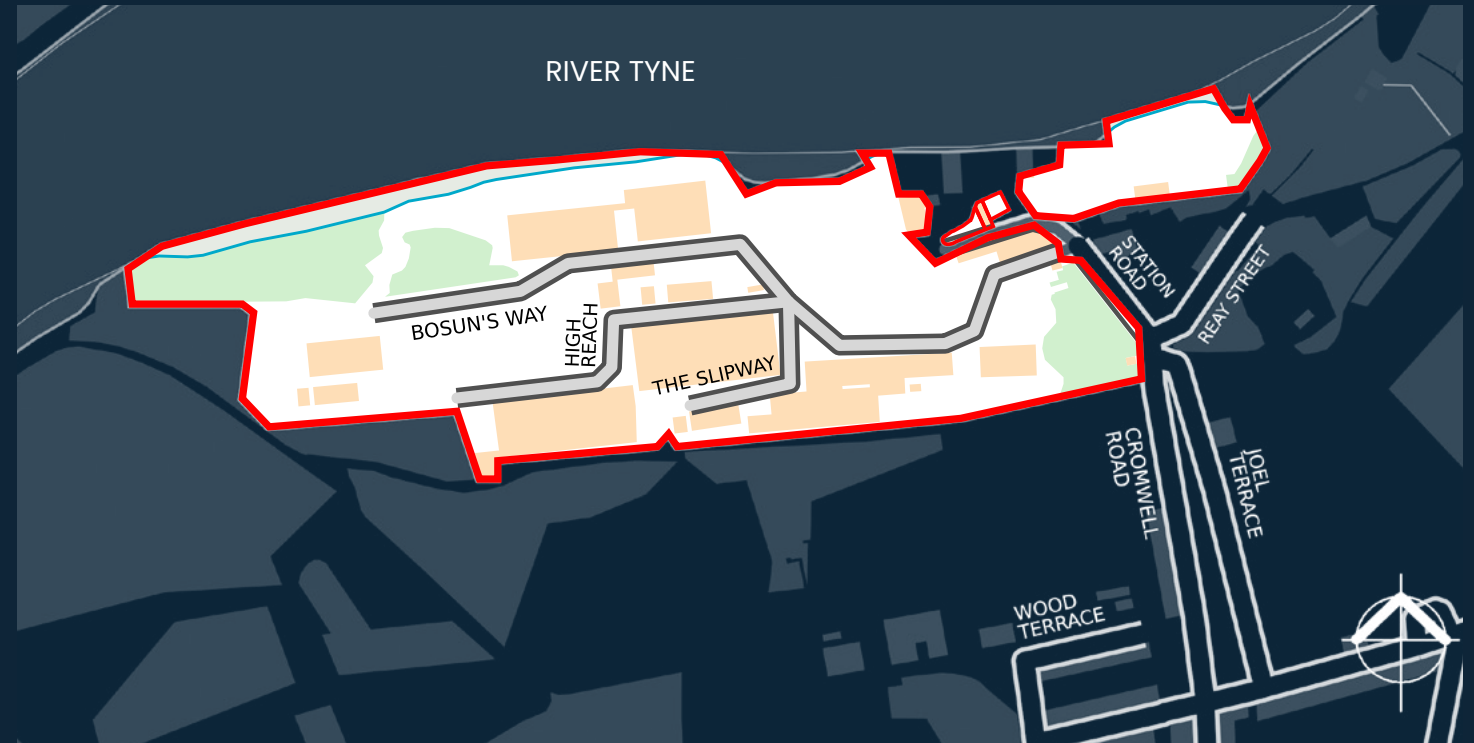
All prices are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Price

Price on application.



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Viewing & Further information

For further information or to arrange inspection, please contact:

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