

For Sale



Sports & Leisure Development Opportunities (Subject to Planning)

Seaton Burn, Newcastle upon Tyne, Tyne & Wear, NE13 6HB

 **naylors**

Location

The site is conveniently and prominently located adjacent to the A19/A1/A1068 roundabout at the northern tip of the town of Seaton Burn. The site has access within a two minute drive time to both the A19 trunk road heading south east and A1 motorway north and south.

The Seaton Burn Motorway Services sit to the north of the site and include a Travelodge hotel, Burger King and Esso filling station. Approximately 500m north of the site is a 4 star Holiday Inn Newcastle with 151 bedrooms as well as conference and leisure facilities.

The sites proximity to both the A1 and A19 ensures that it is readily accessible to a large catchment within a circa 60 minute drive.

Catchment	Population (Census Data)
Tyne & Wear	1.13 million
Northumberland	316,000
County Durham	522,000
Teesside	508,000

Opportunities

The site extends to approximately 50 acres and can therefore potentially cater for a range of sports and leisure uses, subject to planning.

A range of options are available to occupiers such as:

- Bespoke development
- Land available to purchase or lease
- Joint venture opportunities

Current Planning Position

Due to the sites current Green Belt location, any proposal will need to respond to the appropriate tests set out in national and local planning guidance. Outdoor sports and leisure uses are acceptable in principle, subject to the extent and detail of any buildings and structures required.

Previous Planning Consent

The site received outline planning consent in November 2012 for outdoor sports and recreation facilities, including a golf course, driving range and 10 all-weather sports pitches. The consent has since lapsed but similar uses are considered to remain appropriate.

Legal Costs

Each party will be responsible for their own legal/professional fees.

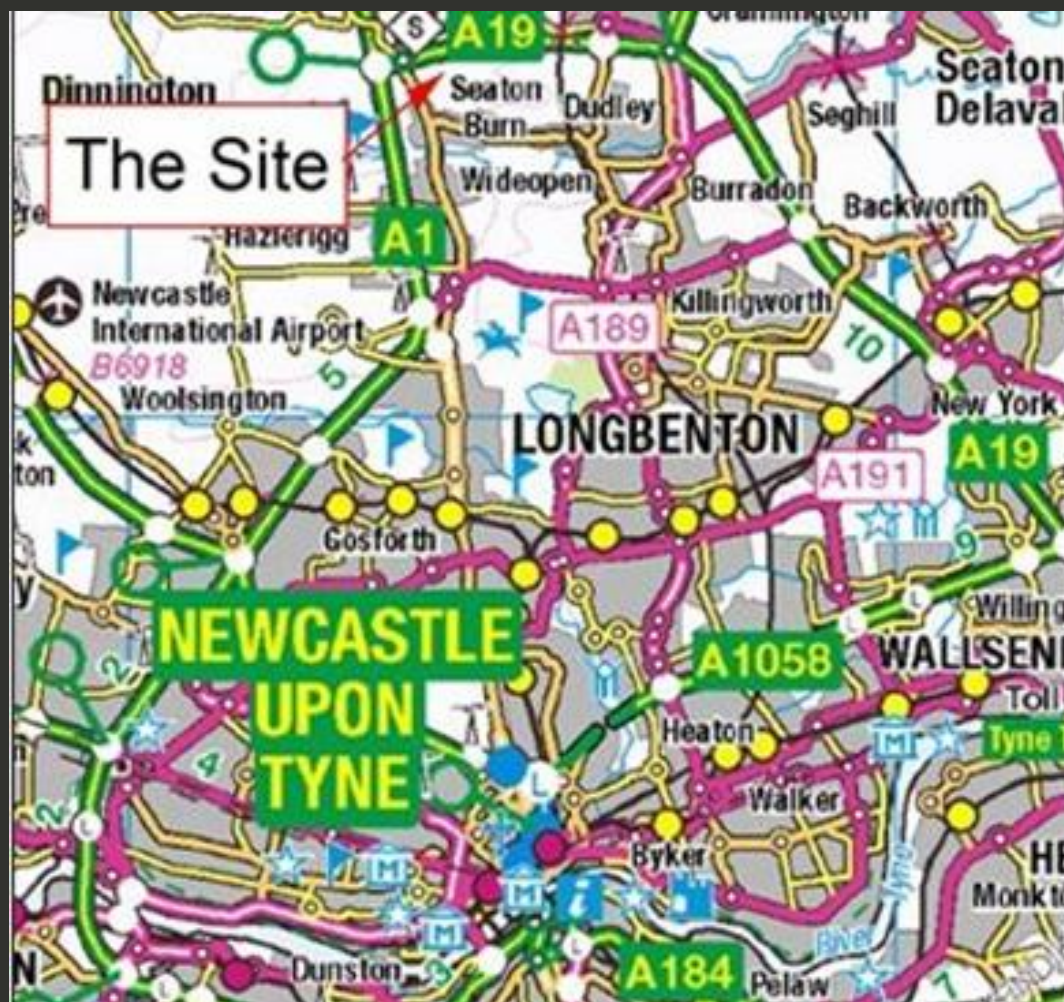
VAT

All figures quoted are exclusive of VAT where chargeable.

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 purchaser(s).





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