

# For Sale

Land at Luke's Lane, Hebburn, Tyne & Wear, NE31 2BB

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## Greenfield Employment Site 7.43 hectares (18.36 acres)

- Strategic location adjacent to A194
- Established Business Park location
- Gross Site Area: 7.43 hectares (18.36 acres)
- Allocated Site Area: 3.8 hectares (9.4 acres)
- Freehold
- Offers Invited

## SITUATION

The site is strategically located immediately to the east of the popular and well established Monkton Business Park which contains a number of industrial, logistic and office buildings. It is bounded to the north by the Metro line, to the south by the A194 dual carriageway and to the west by Luke's Lane.

Newcastle City Centre lies a little over 5 miles to the west of the site, the A19 Tyne Tunnel approximately 3 miles to the north and the A1M approximately 5 miles to the south.

Please see the attached site and location plans for more detailed information.

## DESCRIPTION

This triangular shaped site is generally level in nature but traversed by overhead power lines and two water courses. Currently the farm access to the site is from Luke's Lane and this is the most cost effective position for any future access to the site although there may be an opportunity to take access directly from the A194M either in the form of a left hand in/left hand out junction or the significantly more expensive option of a roundabout.

## AREA

Site Area: 7.43 hectares (18.36 acres)

## SERVICES

Details of the available services are available on request.

## TENURE

Freehold.

## PLANNING

The western area of the site (shown shaded blue on the attached OS Promap) and extending to approx. 3.8 hectares (9.4 acres) is allocated in South Tyneside's Draft Local plan as land for general economic development and therefore suitable for uses falling within Classes B2 and B8 of the Town & Country Planning Use Classes Order. The plan was issued prior to the changes to the Use Classes Order in August 2020 and therefore the site may also be considered for some or all of the new 'E' Class which covers a much wider range of business and retail uses.

It is worth mentioning that the area of land immediately to the north of the Metro line is being developed for housing and as part of the release of these two areas of land there is land safeguarded for a possible new Metro Station at Monkton Fell which, if it proceeds, will service both the new residential and employment sites along with the existing Monkton Business Park.

Interested parties are recommended to discuss their specific proposals with the planning department of South Tyneside Council on 0191 424 7688 or alternatively visit their website at [www.southtyneside.info/planning](http://www.southtyneside.info/planning)

## PRICE

Our clients are seeking offers for their freehold interest in the land.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## VIEWING

Please contact this office for a convenient appointment to view or for further information.

For further details please contact:



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Subject to Contract

Particulars: February 2021  
Image: March 2015



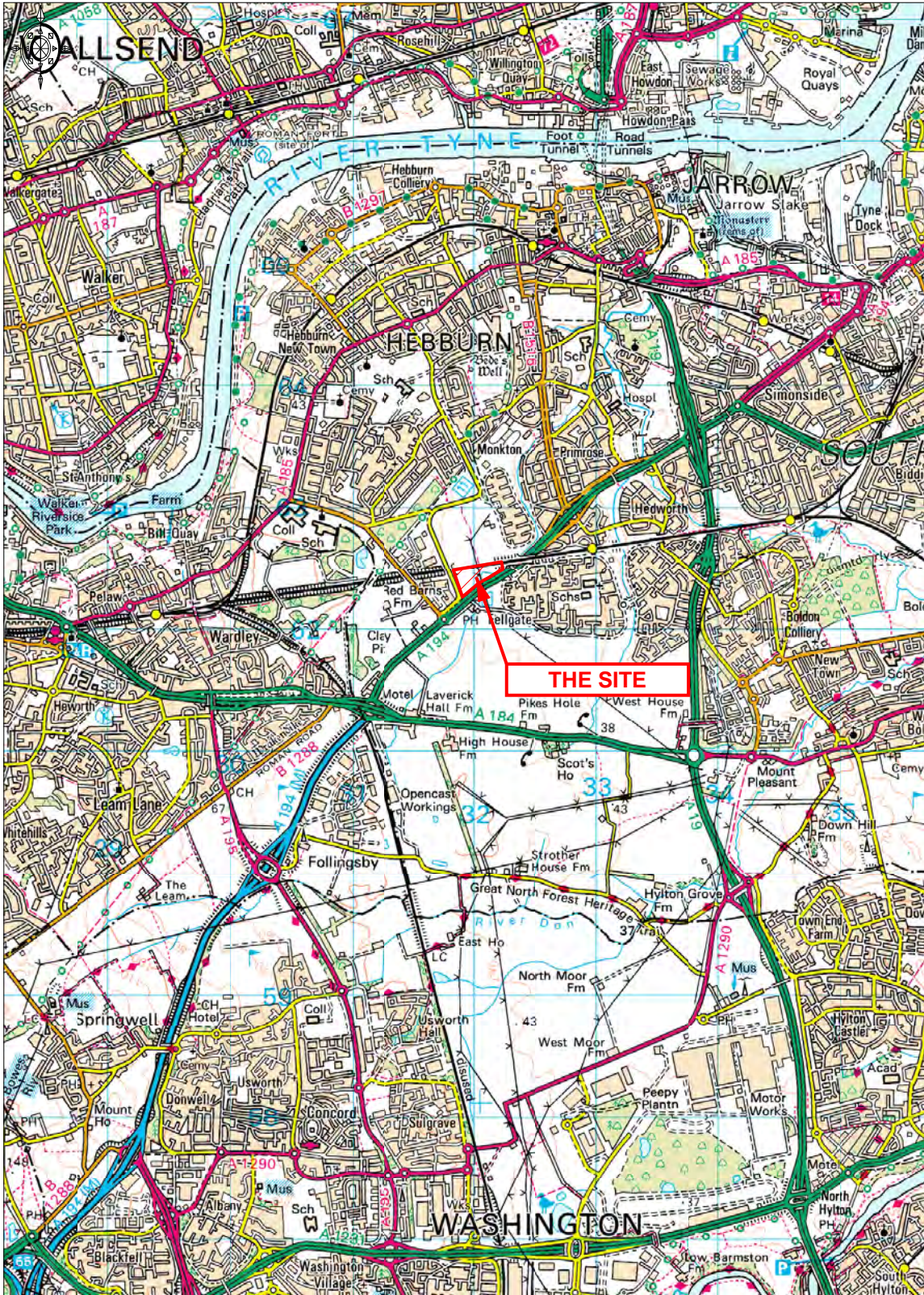
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Particulars dated February 2021. Photographs dated March 2015.

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# Land at East Monkton, Hebburn



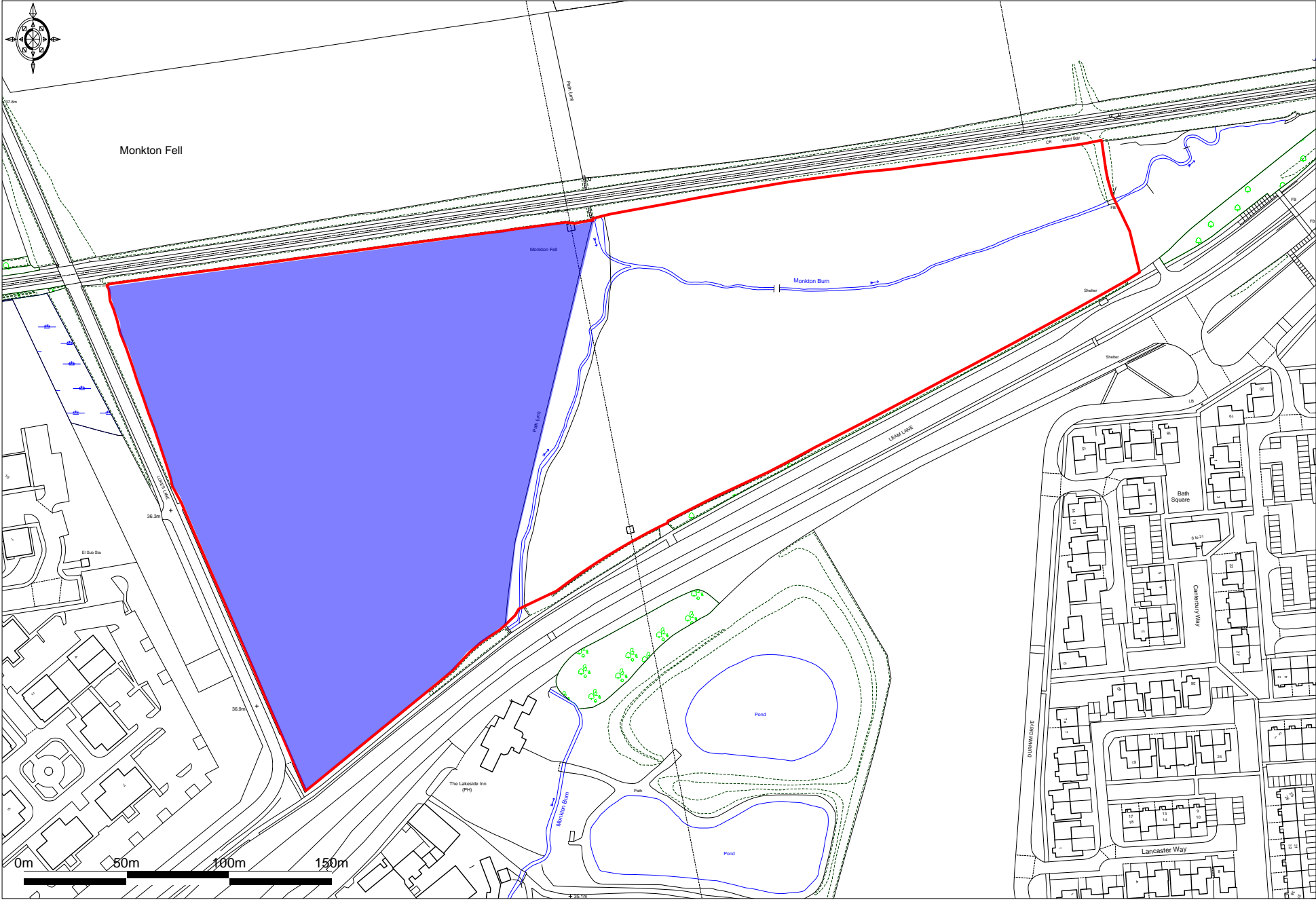
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East Monkton - map

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# Land at East Monkton, Hebburn



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East Monkton - plan

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