

Land East of King Edward Bridge and West
and South of the Forge,
Pottery Lane, **Newcastle, NE1 3SQ**

FOR SALE Upon instructions of the
Fixed Charge Receivers

DEVELOPMENT SITE SUITED FOR BTR RESIDENTIAL
SCHEME SUBJECT TO PLANNING

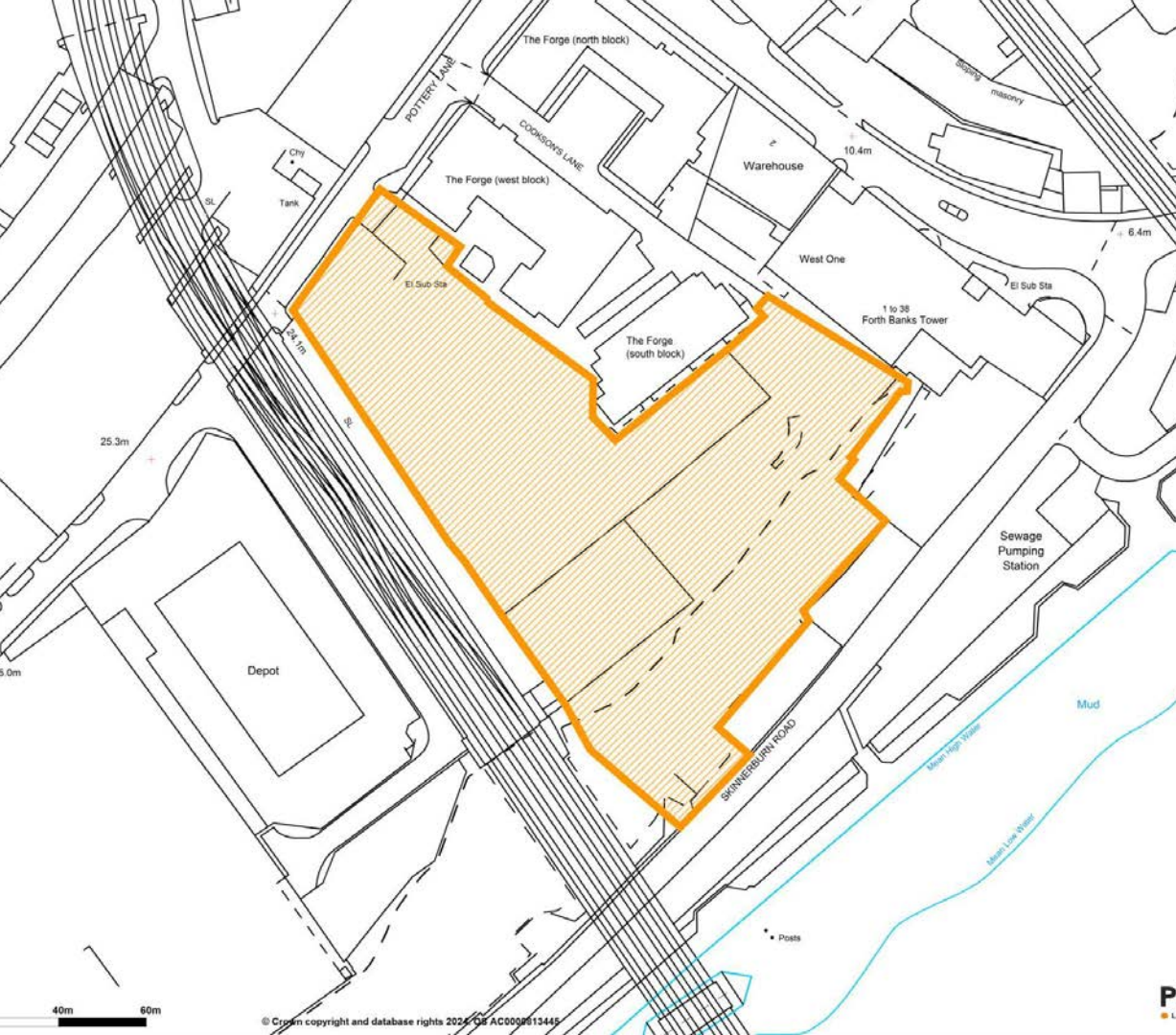
CONTACTS

James Ashworth/Jonathan Brownlow

T: 0161 967 0122

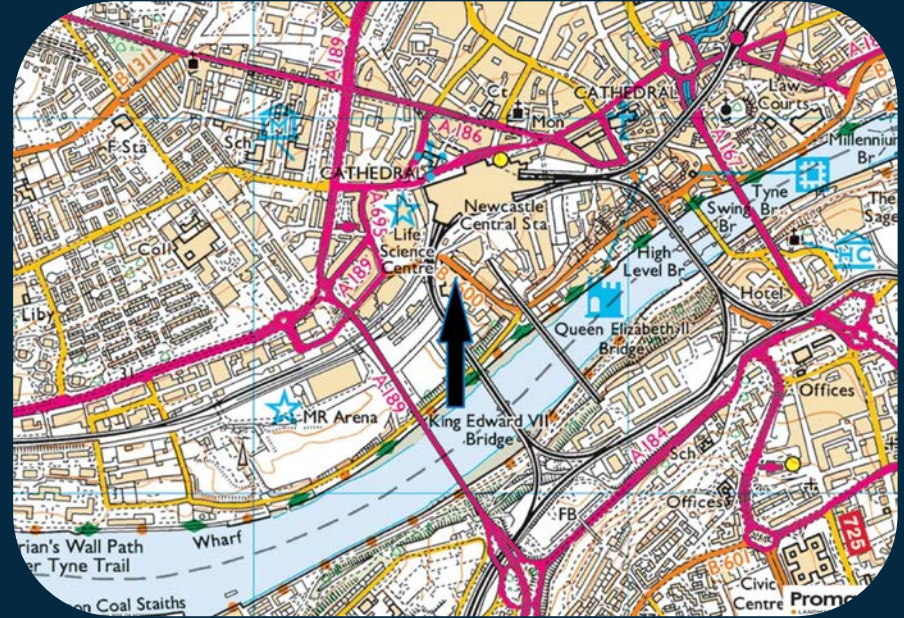
E: james.ashworth@landwoodgroup.com

E: jonathan.brownlow@landwoodgroup.com



KEY CONSIDERATIONS

- Land approximately 2.22 Acres (0.897 Hectare)
- Residential development opportunity subject to planning
- Located adjacent to the Forth Yards redevelopment area
- Revised Draft Forth Yards Opportunity Site Development Framework 2019 allocates for mixed use- residential, commercial (office/leisure/hotel)
- City Centre within 0.5 mile
- Best offers invited Friday 2nd August 2024



Land East of King Edward Bridge and West and South of the Forge, Pottery Lane, **Newcastle, NE1 3SQ**

LOCATION

The site is located south of Pottery Lane, close to the junction with Cooksons Lane. Immediately adjacent is the Forge, an established 270 unit apartment scheme and Olympian's 519 unit BTR scheme. The location is within 3 minutes walk of the Quayside, 5 minutes walk from Central railway station and 7 minutes walk from the city centre. Newcastle upon Tyne is a vibrant city, with a population of 293,000 in the 2015 census and is home to a Russell Group University Newcastle, as well as Northumbria University Newcastle and Newcastle College with student population of over 40,000.

DESCRIPTION

The property comprises the former Cemex concrete plant, which is now a cleared site allocated for residential development extending to approximately 2.22 acres.

The site is 'L'-shaped and located to the south of Pottery Lane, to the west of Forth Banks and to the east of the King Edward VII Bridge. The site occupies a plateau above Skinnerburn Road and comprises an uneven hard-surfaced compound, with a copse of trees to the south-east and enclosed to the north-west by a stone and brick wall along Pottery Lane.

PLANNING

The property is considered to have development potential and we understand the site lies adjacent to the Forth Yards redevelopment area which consists of 21 hectares of land that has been identified as an opportunity site for a mixture of residential, office and leisure uses at a major gateway into Newcastle. Although the subject site lies outside of the Forth Yards boundary, it is included within the Forth Yards Development Framework due to its proximity and shared infrastructure requirements.

Within the Revised Draft Forth Yards Opportunity Site Development Framework 2019 the site is allocated for Mixed use residential, commercial (office/leisure/hotel), subject to the following delivery requirements.

Access Points

Pottery Lane, widening carriageway to the south to form 6.75 metre wide public transport route plus footways. Site to incorporate pedestrian/cycle access alongside King Edward Bridge and public route linking to The Foundry development and Cookson's Lane to the east.

Constraints

Noise from King Edward Bridge and maintenance access and setting to bridge; protection of amenity of adjacent residents on Foundry site; tree preservation order on escarpment edge; views east to Stephenson Quarter from King Edward Bridge across the site; wildlife corridor.

Form of Development

Development block(s) with frontage to gorge edge to respect setting of King Edward Bridge, views of landmark buildings in historic core & wider Tyne Gorge setting protected; pedestrian/cycle access linking east/ west to adjacent sites blocks; enhanced landscaped escarpment.

Infrastructure Requirements

- Upgrade of Pottery Lane (widen road and new public realm).
- Contribution to public realm enhancements under Redheugh Bridge and along Redheugh Bridge Road/Shot Factory Lane/ Quayside.
- Pottery Lane/ Forth Banks junction improvements.
- Pedestrian route along escarpment edge through site.
- Green Infrastructure enhancements.

The site has been subject to an outline planning application 2017/1873/01/OUT and a full planning application 2021/2150/01/DET.

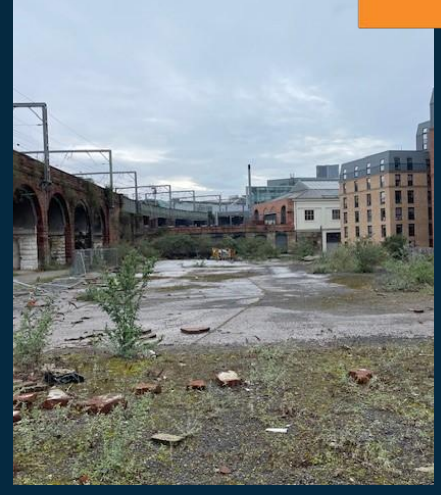
The most recent 2021/2150/01/DET was for Erection of 4-10 storey residential development (Use Class C3) comprising of 214 dwellings (including 137 x 1 bed flats, 72 x 2 bed flats and 5 x 3 bed flats), associated vehicular access, 20 no. car parking spaces, landscaping and other associated works.

Both these applications were withdrawn before determination.

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

E: planning.control@newcastle.gov.uk

T: 0191 278 7878



Land East of King Edward Bridge and West and South of the Forge, Pottery Lane, **Newcastle, NE1 3SQ**

TENURE INFORMATION

The property is held freehold on two separate titles:

- TY147606
- TY 475647

BID TERMS

Interested parties must submit their offer no later than 17:00 on Friday 2nd August 2024.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

CONTACT US TO ENQUIRE



JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW



JONATHAN BROWNLOW

Director

P 0161 967 0122

E: jonathan.brownlow@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

VAT

All figures quoted are exclusive of VAT.

PRICE

Unconditional offers are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.