
FOR SALE

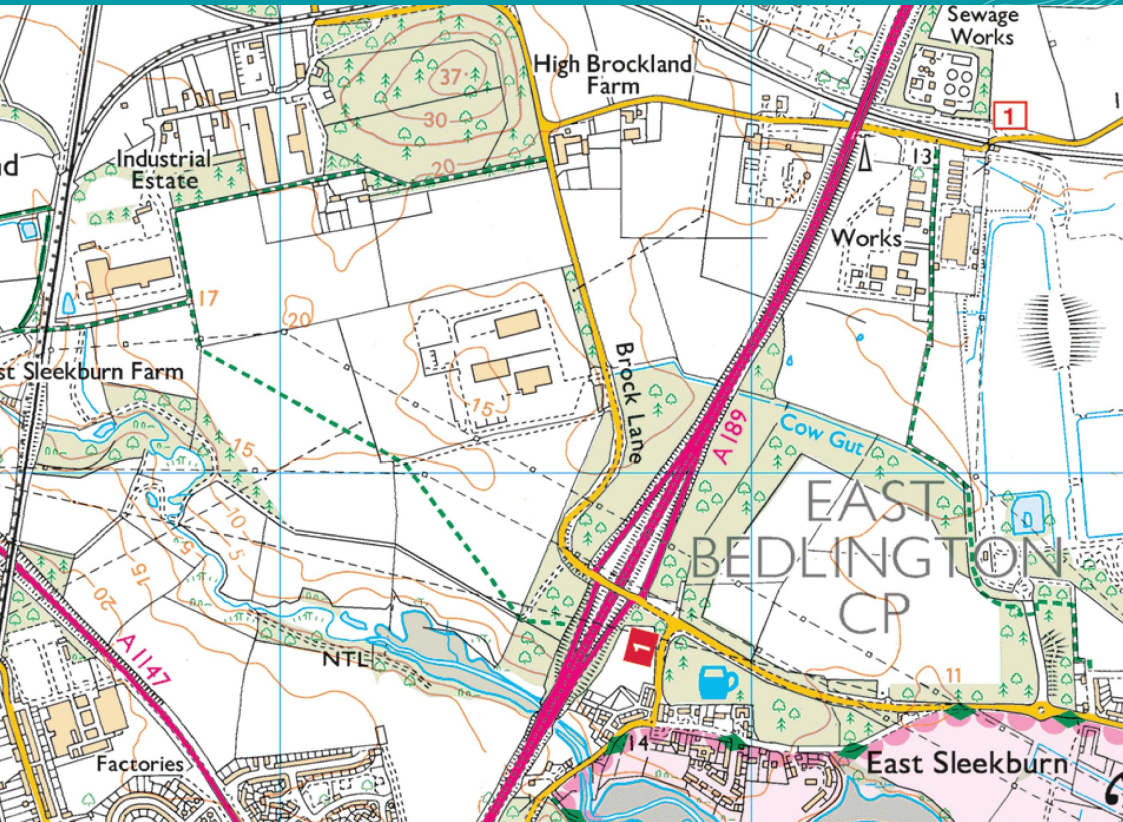
- ✔ 34 Acres (13.75 Hectares)
- ✔ Close to Britishvolt
- ✔ Zoned for B2 and B8 Uses
- ✔ Part with detailed consent for factory unit



Brock Lane, West Sleekburn NE22 7BY

Industrial Development Site

**34 Acres
(13.76 Hectares)**



DESCRIPTION

A roughly rectangular level site currently used for agricultural purposes totalling circa 13.75 hectares (34 acres) consisting of two plots.

Plot A (24 acres) is adjacent to Brock Lane. Plot B (10 acres) is directly behind Plot A.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	34	13.76

PLANNING

Approximately 2 hectares (5 acres) fronting Brock Lane has detailed planning consent for a steel framed 930 sq m (10,000 sq ft) industrial unit with access. (Ref 21/03977/FUL).

The entire site is recognised as being within the general employment land allocation and key general employment area in the Emerging Northumberland Local Plan allowing B2 and B8 uses.

SERVICES

Drawings can be provided to show the position of gas, water and sewage connections which are all located nearby. With regard to electric we understand that up to 270KVA is available. A new transformer would be required to cover larger loads. It will be the responsibility of the buyer to undertake their own enquiries as to their capacities with the appropriate providers.

LOCATION

The site is located adjacent to Brock Lane circa 1 Km north of its junction with the A189 dual carriageway and neighbouring the Aggregate Industries facility. Newcastle City Centre is 21 Km south and the Britishvolt site is 1 Km to the east.

TERMS

Offers are sought in the region of £3.6m for the remainder of our clients 999 year long leasehold interests.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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