

FOR SALE

NEIGHBOURHOOD CENTRE - DEVELOPMENT OPPORTUNITY

The Rise, Scotswood Road, Newcastle upon Tyne



Key Highlights

- Excellent mixed use development opportunity
- Situated within an award winning residential development of 1,800 homes
- 2.51 acres (1.01 hectares) – offers invited for the whole or by phase
- Close proximity to Newcastle City Centre
- Outline Planning Permission granted
- Informal sealed tenders sought by **noon Thursday 3rd August 2023**

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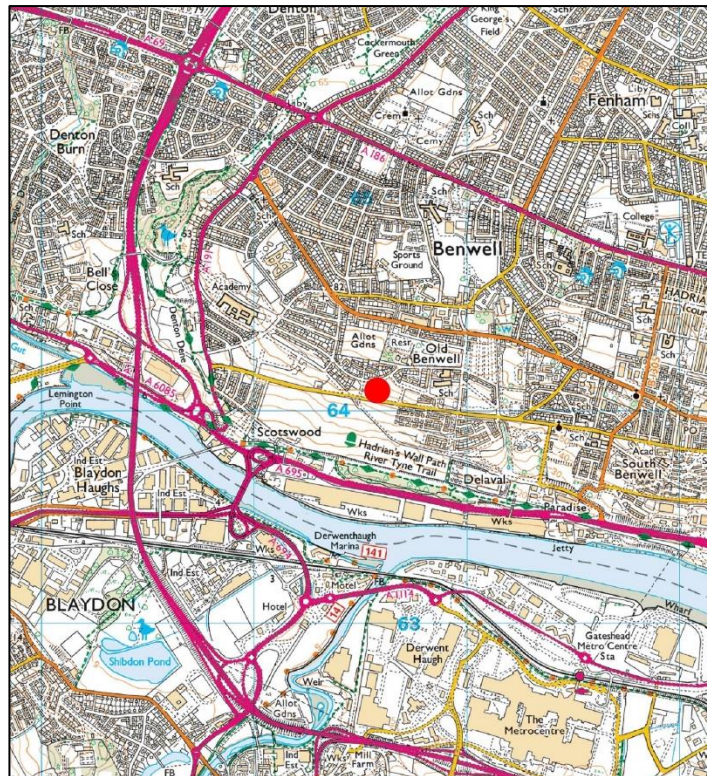
The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.

Location

The site is situated within The Rise a development located in Scotswood approximately 3 miles to the west of Newcastle city centre and 3.5 miles north west of Gateshead town centre. The area is extremely well located being served mainly by the A695 (Scotswood Road) to the south which links to the A1 one mile to the west. The Metro Centre is located approximately 1.5 miles to the south via Scotswood Bridge along with areas of open space at Axwell Park.

Road access to the site is via Armstrong Road from the south which links to Denton Road and the A1 to the west and Scotswood Road (via Whitehouse Road) and Newcastle city centre to the east. The area is well served by public transport with numerous bus stops located nearby on Armstrong Road.

The site benefits from being located immediately adjacent to The Rise, a 1,800 unit regeneration development which is the product of a public/private Joint Venture (our client New Tyne West Development Company), comprising Newcastle City Council and Keepmoat Homes.



Description

The site is brownfield in nature having been part of a former housing clearance area. It extends to 2.51 acres (1.01 hectares) and slopes from north to south which in turn gives way to excellent panoramic views overlooking the River Tyne to the south. It is bound by existing housing to the north and west, new housing to the east and The Rise to the south. The surrounding area is predominantly residential in nature with areas of open space located at Hodgkin Park and Benwell Nature Park to the east. Various educational establishments are also located nearby including Excelsior Academy to the west and St Cuthbert's RC Lower School to the north.

Site areas:

- Phase 2a: 0.57 acres (0.22 hectares);
- Phase 2b: 0.51 acres (0.21 hectares);
- Phase 3: 0.66 acres (0.27 hectares); and
- Phase 4: 0.77 acres (0.31 hectares).

Progress to Date

Development at the Rise started in 2014. Now in Phase 2 the development has created a new and thriving housing market in the west end of the city. Following the success of Phase 1 a second phase of new homes commenced in late 2019 continuing the developments objective of creating a diverse, sustainable community of around 6,000 people living in approximately 1,800 well designed, modern, energy efficient homes. To date over 430 new homes have been completed with a forecast of 100 new home per year being developed up to 2035. The creation of a vibrant Neighbourhood Centre is the next phase of the development and will play a critical role in the schemes objective, to attract families back into the area.

Neighbourhood Centre Opportunity

To ensure the key element of the wider masterplan is delivered, Outline Planning Permission for the following elements of the new Neighbourhood Centre has been secured:

- Retail provision (up to 2,230 m²)
- Retail provision (up to 1,000m²)
- Health Facility (up to 3,000m²)
- Community Facility (up to 900m²)

The current layout provides all of the above facilities on one single site situated at the north of Armstrong Road where the existing community and retail building is located. The delivery of the Neighbourhood Centre masterplan has been divided into four separate phases:

- Phase 1: Assisted Living - completed
- Phase 2: Retail provision and relocation of Chambers Chemist
- Phase 3: Health (New GP Surgery)
- Phase 4: Leisure (Family Pub / restaurant)

Interested parties should note that the Phase 1 Assisted Living element does not form part of the area to be sold. Additionally, development of Phase 4 will be subject to statutory and community consultation.

Regarding Phase 3, North East and North Cumbria Integrated Care Board (ICB) has provided a letter to our client advising that it is engaging with GP practices within the catchment area to continue feasibility studies into a new facility during the spring and summer of 2023. The letter states that following this engagement, it would be the ICB's desire for a developer to work with the practice(s) on a design and build basis.

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An indicative scheme drawing is available within the information pack against which bidders can base their appraisals for Phase 3. However, it should be noted that this scheme does not have planning approval and the final configuration may be subject to change in consultation with ICB representatives.

The existing building is occupied by Chambers Chemist and it is proposed that the Retail and Chemist will be relocated to the east of the site in order to facilitate new development and demolition of the existing building.

One of the key elements to ensuring the success of the Scotswood Masterplan is the delivery of the new Neighbourhood Centre. The site therefore provides developers with an excellent and unique opportunity to deliver a high quality and attractive scheme that continues to contribute to enhancing the area whilst capitalising on demand from The Rise and existing housing within the immediate area.

To ensure the continued success of the Scotswood masterplan an area of the new Neighbourhood Centre must include a facility which can be used by the surrounding community. Outline planning has been secured for a facility of up to 900m², the successful organisation will work with our client to develop the community facility within the new Neighbourhood Centre design.

Services

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Tenure

The site is to be sold freehold with vacant possession.

VAT

All offers received will be deemed to be exclusive of VAT.

Planning

The site falls within the wider Scotswood regeneration area and forms part of Outline Planning Permission (planning ref: 2007/1300/01/OUT) for 1,800 residential units and up to 3,230 sq. m. of retail provision, a 3,000 sq. m. Health Care facility and up to 900 sq. m. of community facilities.

Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender process. Tenders are requested **by noon Thursday 3rd August 2023**. Tenders are to be submitted directly to david.craig@savills.com or ray.minto@savills.com. Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Interested parties should note that offers are invited for the whole or by Phases. However, Phase 2B cannot be developed until the existing Chambers Chemist is relocated to either Phase 2A or Phase 3.

No commercial lease terms have been discussed in respect of Phase 3. Bidders are therefore asked to provide offers which reflect a best and worst case scenario in respect of Phase 3.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.



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Information Pack

An information pack is available upon request and includes the following:

- Title Information;
- Site plans;
- Outline Planning Permission
- Section 106;
- Topographical Survey;
- Site Investigation;
- Demolition specification; and
- Indicative Medical centre design.

Legal and Surveying Fees

Each party is to bear their own costs incurred.



Contact

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June 2023