

Land at Former Chandless Estate

LINDISFARNE DRIVE, GATESHEAD

For Sale - Excellent Residential Development Opportunity



savills



KEY HIGHLIGHTS

- Excellent location with good transport links
- Cleared site within close proximity to Gateshead and Newcastle city centre
- Gross site area 10.26 acres (4.15 ha)
- Informal Sealed Tenders sought by **noon Wednesday 15 May 2024**

DESCRIPTION

The site is cleared and brownfield in nature extending to approximately 10.26 acres. It previously accommodated three multi storey blocks (Abbot Court, Monk Court and St Mary's Court), 12 maisonette blocks and one block of bungalows; all of which were built in the 1960s.

The site offers the potential for residents to live in an extremely popular residential location with great access to amenities and services, including the retail and leisure destinations at Gateshead and Newcastle whilst having convenient road access to the A1 north and south approximately two miles to the west.

The site is shown outlines in red on the plan below.

BROWNFIELD HOUSING FUND

Gateshead Council has applied for Brownfield Housing Fund grant which if successful can be used to support the treatment of abnormal costs, subject to any BHF grant offer conditions. If the Council is successful with the grant application, discussions will take place with following the selection of a preferred bidder.

The site is located on Lindisfarne Drive to the south of Gateshead town centre. The surrounding area is made up of housing to the south, with new build development currently taking place on the former Freight Depot site immediately to the east as shown on the aerial photograph below.

The site presents an exciting opportunity to provide a showcase development at the gateway to the Urban Core in the heart of Gateshead. It provides an opportunity for a unique, well designed development in a sustainable location which benefits from its proximity to Gateshead and Newcastle as well as excellent road and public transport networks.

The location offers the potential for links by foot, cycle and road to nearby shopping and employment centres within both Gateshead and Newcastle.

The site is located to the south of Park Lane (A184) and immediately to the east of Gateshead Highway. The A194(M) and A19 are located 3.6 and 5 miles to the east of the site via the A184. The A1 lies two miles to the west also via the A184.

The site is therefore very conveniently located benefitting from easy access to the wider road network, as well as various public transport links including Gateshead Metro Station 0.4 miles to the north west.

The site is also located within ten minutes walking distance of the iconic Gateshead Quays and Newcastle city centre; both of which offer a range of leisure, bar and restaurant facilities.





PLANNING

Under the Gateshead Core Strategy and Urban Core Plan Policies Map, the site forms part of a wider allocation known as 'The Exemplar Neighbourhood Key Site' which, under Policy SG2, is allocated for 1,000 dwellings and identifies the Chandless site as being suitable for accommodating family housing.

The Council has prepared the Gateshead Exemplar Neighbourhood Supplementary Planning Document (SPD) which was adopted in April 2023. The SPD will assist the Council when determining future planning applications within the Exemplar Neighbourhood Area. The site was previously a housing estate, however, these units have now been demolished.

The site is not subject to a Community Infrastructure Levy (CIL) charge on either residential development or ancillary commercial. Local planning policy stipulates that new development should provide 15% on-site affordable housing.

There will be a requirement for biodiversity net gain/mitigation depending on the final results of survey work.

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.

INFORMATION PACK

An information pack is available which includes the following:

- Phase 1 and 2 ground surveys;
- Ecology reports;
- Utilities reports;
- Topographical survey (in CAD format);
- Title information; and
- Bid template.

VAT

VAT will be payable.



IMPORTANT NOTICE

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METHOD OF DISPOSAL

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested **by noon Wednesday 15 May 2024**.

Tenders are to be submitted directly to david.craig@savills.com and emma.young@savills.com. Bidders are asked to submit offers in Savills standard bid template a copy of which can be obtained by emailing David Craig or Emma Young. Tenders should also include:

- A scheme layout plan;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity; and
- Timescales for exchange and completion.

Please note that the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

Following the selection of a developer, Savills will conduct a marketing exercise whereby Registered Providers will be invited to submit offers for the assumed affordable housing mix. The developer will then be expected to adopt the highest bid value achieved in order to maximise site value.

The successful developer should also be aware that it will be required to instruct Savills in respect of bulk sale units to a Registered Provider

CONTACT

For further information please contact:

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