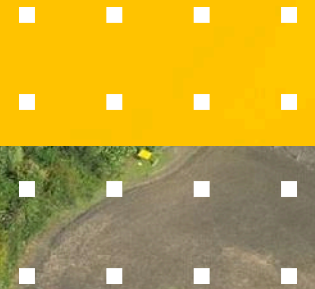


Land at Granville Crescent

BENTON, NORTH TYNESIDE, NE12 9JU

Excellent Development Opportunity





KEY HIGHLIGHTS

- Excellent development opportunity located in a prime residential area (STP)
- Detailed planning consent for the development of three detached dwellings
- Site area 0.49 acres (0.20 hectares)
- Sealed Informal Tenders are sought by noon Monday 19th August 2024

LOCATION

The site is located in the highly desirable area of Benton in North Tyneside, occupying a secluded position to the east of Granville Crescent. Granville Crescent is located approximately 2.5 miles east of Gosforth, 4.5 miles north east of Newcastle City centre and 7 miles north west of Tynemouth.

Road access to Benton is principally provided from Benton Park Road (A191) and Benton Lane, which connect directly onto the A19 and the Coast Road to the east and south respectively. The site is highly accessible being located within walking distance of Benton Metro station, which provides connectivity to a number of regional destinations including Newcastle City centre, Sunderland and Newcastle International Airport.

Benton benefits from its proximity to various commercial and community land uses including Benton Quarry Park, Four Lane Ends Bus Station, the Freeman Hospital, Quorum Business Park and Silver Link Retail Park. The surrounding area has also benefitted from significant investment in recent years, with various developments brought forward from a range of house builders including Persimmon, Taylor Wimpey and Gentoo Homes.

DESCRIPTION

The site comprises a triangular parcel of land that extends to approximately 0.49 acres (0.20 hectares). It is greenfield in nature forming the garden of 'Haslam House', a residential property that bounds the site to the north west. The site is bounded by a trainline to the south east and residential housing to the south west. The site is surrounded by mature trees and hedgerows that provide dense coverage from the neighbouring properties and railway lines. Land to the north east, which will be retained by the vendor, comprises a pond and further vegetation.

Access to the site is provided from Granville Crescent via West Croft to the north and The Oval to the south. The surrounding area comprises a range of sought after houses, including a mix of period properties located on tree-lined streets, together with new build dwellings fronting onto Forest Close.

AREAS

The site area extends to approximately 0.49 acres (0.20 hectares). There are no on-site structures

SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

VAT

All offers will be deemed to be exclusive of VAT, which may be payable on the transaction.



PLANNING

The site benefits from Reserved Matters planning consent for the development of three executive detached dwellings, which was granted in August 2023 under application reference number 23/00102/REM.

The granted scheme provides consent to deliver 1x four bed dwelling and 2x five bed dwellings, all of which shall be two storeys in height. In May 2024 however, the vendor submitted a revised planning application to vary the 2x five bed house types to comprise 2.5 storey dwellings, submitted under planning application reference number 24/00633/FUL.

The supporting table below summarises the proposed accommodation of the outstanding revised planning application. For the complete avoidance of doubt, planning application 24/00633/FUL has not yet been determined, as at the date of these particulars. All information in regards to this application is therefore provided for information purposes only and does not constitute a formal planning consent. All prospective parties are to make their own enquiries.

The table below provides a summary of the proposed revised scheme. The square footage of the dwellings include the areas of the integral garages.

Plot	Orientation	Beds	Storey	Garage	Size (sq.ft.)
1	Detached	5	2.5	Single Integral	3,925
2	Detached	5	2.5	Single Integral	3,925
3	Detached	4	2	Single Integral	2,002
Total					9,852

As the site benefits from Reserved Matters planning consent for the development of three executive houses, Savills is of the opinion that the site therefore presents developers with a rare and unique opportunity to bring forward a high-quality housing scheme that is located in a sustainable and sought after location of the Tyneside conurbation.

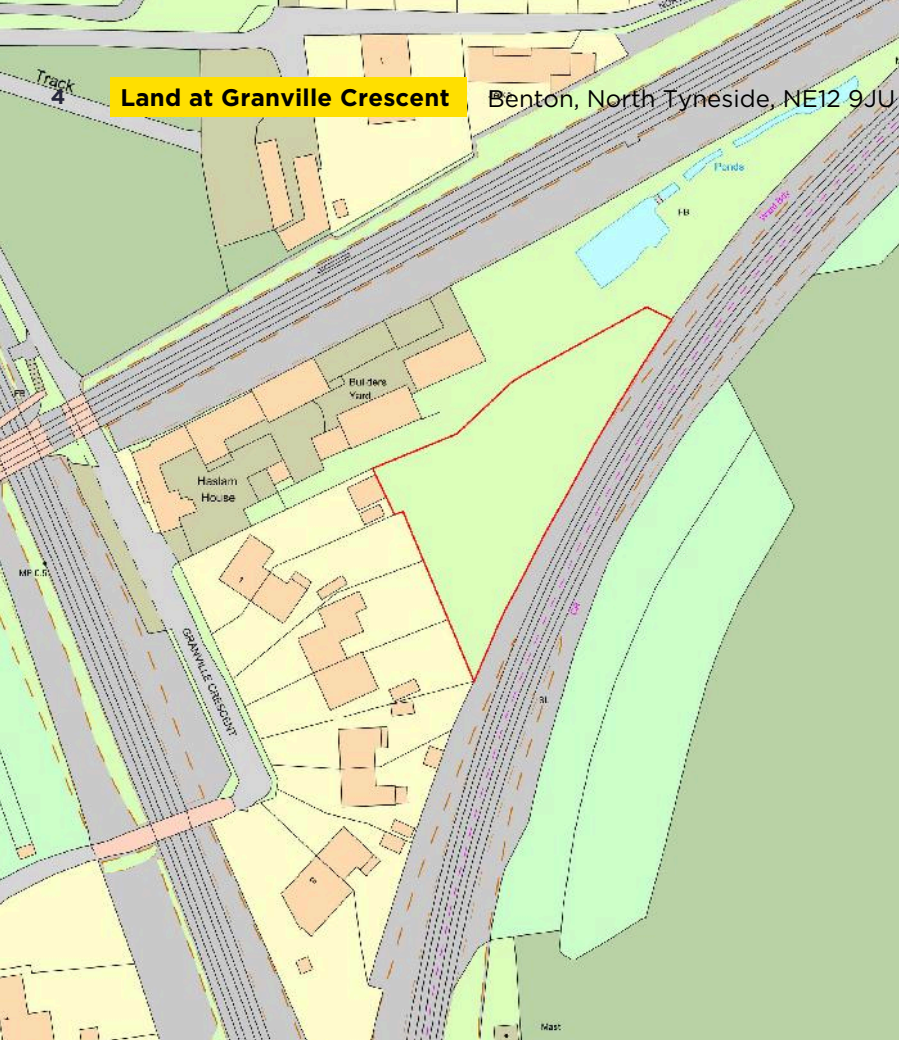
TENURE

The site is to be sold freehold with vacant possession, comprising part of Title Number TY205647 and all of Title Number TY221433.

LEGAL AND SURVEYING FEES

Each party is to bear their own professional costs incurred. However, the buyer will be responsible for the vendor's legal fees in the event of the abortive discussions.





Land at Granville Crescent

Benton, North Tyneside, NE12 9JU

METHOD OF SALE

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by noon Monday 19th August 2024 and should be marked 'Tenders for the land at Granville Crescent, Benton'. Tenders are to be submitted directly to glenn.laws@savills.com or emma.young@savills.com.

The site is to be sold freehold with vacant possession, comprising part of Title Number TY205647 and all of Title Number TY221433.

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Conditional and unconditional bids will be considered. The vendor may be willing to sell individual development plots, as well as the full site. Please note that our client is not obliged to accept the highest or indeed any offer. All offers received are subject to contract. Our client is not obliged at any point to exchange contracts. Overage and clawback provisions may be incorporated into the sales contract. Access rights will be provided to the buyer across the vendor's land that will be retained.

CONTACT

For further information please contact:

Glenn Laws

glenn.laws@savills.com
+44 (0) 7971 593 026

Emma Young

emma.young@savills.com
+44 (0) 7977 097 760

INFORMATION PACK

An information pack is available upon request which includes the following documents:

- Aerial photographs;
- Title Registers & Title Plans;
- Planning application pack, incorporating;
- Arboricultural information, an acoustic survey, design & access statement, an ecology survey, flooding & drainage strategy, geo environmental reports, house type plans and planning documents, as well as other items.

The information pack can be downloaded from the following link:
https://savillsglobal.box.com/s/3bof2ohn8bfz_wzfvmtmik98wunlle2g2

VIEWINGS

Accompanied viewing days will take place during the marketing period with Sole Selling Agent, Savills.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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