

# FOR SALE



**POTENTIAL INDUSTRIAL DEVELOPMENT LAND**  
Land at Brewery Lane, Felling, Gateshead NE10 0EY

Indicative Plan



Sanderson  
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## Key Points

- Potential Industrial Development Land
- 11.30 acres (4.571 ha)
- Prominent Location Fronting the A184 Felling Bypass
- Offers Invited

## Location

The subject site is situated within Felling which is a suburb of Gateshead. Gateshead forms part of Tyne and Wear and has a resident population of 115,300 (Source: 2021 Census). The town is predominately accessed via the A184, which in turn connects with the A1(M) Western Bypass to the west and the A19 to the east, providing access to both national and regional road networks.

The site is prominently located fronting the A184 Felling Bypass with access provided via Stuart Terrace and Brewery Lane. The surrounding area is predominately a mixture of industrial, retail and residential uses.

## Description

The site extends to approximately 11.30 acres (4.571 ha) and slopes towards the north east corner from the A184. It is bordered by Stuart Terrace and Bennett Gardens to the West, Abbotsford Road to the South and Brewery Lane to the North. Vehicular access to the site is provided via Stuart Terrace in the south west corner of the site.

## Planning

We believe the site would be suitable for a range of commercial uses, subject to the grant of the relevant planning permission.

Interested parties are advised to make enquiries with the Local Planning Authority in relation to their proposed use.





## Asking Price

Offers are invited for the benefit of our client's freehold interest, subject to contract

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.

## VAT

All prices quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

The purchaser is responsible for their own costs.



**Further Information**

Strictly by prior appointment with the agents:

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