

- Residential development land
- Outline planning permission approved for detached property
- Site area 0.224 Hectares / 0.554 Acres
- Comprehensive specialist reports completed across key disciplines
- Excellent development opportunity
- Level rectangular grassed plot
- Desirable area within West Denton



Residential Development Land
**Land Between West Denton Road &
West Denton Close, Newcastle upon Tyne**
NE15 7LU

Auction Guide Price £110,000 +

For Sale by Auction. Live Online Auction, bidding starts
Thursday 30th April 2026. T's & C's apply.
see website: agentspropertyauction.com

Tenure: Freehold

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Location

This residential building plot is situated in a well-established and convenient area of Newcastle upon Tyne. The site is positioned between West Denton Road and West Denton Close, within a popular residential neighbourhood. The plot is located adjacent to the renowned Alan Shearer Centre, a well-regarded local facility, and is within easy reach of local shops, schools and everyday amenities.

There are strong transport links nearby, including regular bus routes and quick access to the A1, providing straightforward connections to the city centre and surrounding areas.

Offering a balance of accessibility and a settled residential setting, this is a rare opportunity to build a bespoke detached home in a desirable and well-connected location.

Description

An excellent opportunity to acquire a parcel of residential development land with outlined planning permission for the erection of a detached dwelling, situated in a well-established and popular residential area of West Denton, Newcastle upon Tyne.

The site occupies a convenient position between West Denton Road and West Denton Close, benefiting from strong transport links, local amenities, schools, and community facilities nearby. The area is predominantly residential in character, making it an ideal setting for a high-quality, bespoke family home.

The approved outline consent allows for the construction of a single detached property, offering purchasers or developers the flexibility to design and build a home tailored to modern living requirements, subject to the necessary reserved matters approval.

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House Footprint

150.6 sq. m.

Site Area

0.224 Hectares (0.554 acres) (2,241.48 sq. m.) (24,127 sq. ft.)

Application Type: Outline Planning Permission

Application Reference Number: 2024/0196/01/OUT

Decision Issued Date: 20-03-2025

Additional Information

The site has undergone detailed professional review across all key planning disciplines, including:

- Acoustics Report
- Archaeology Evaluation
- Biodiversity Net Gain Report
- Drainage Assessment Report
- Ecological Impact Assessment
- Flood Map
- Flood Risk Assessment Report
- Land Contamination Report
- Open Space Assessment
- Tree Constraints Plan



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**Deed**

There is a deed attached to the site between The Council of the City of Newcastle upon Tyne and our vendor dated 20th March 2025, see legal pack for further info.

Restrictive Covenant

The property is subject to restrictive covenants contained within a Transfer dated 11 July 2019 in favour of Highways England Company Limited. These covenants will be released at the expense of the vendor.

Title Number

TY567555

Tenure

Freehold

Auction

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Viewing Arrangements

Strictly by appointment through this office.

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Information Notice

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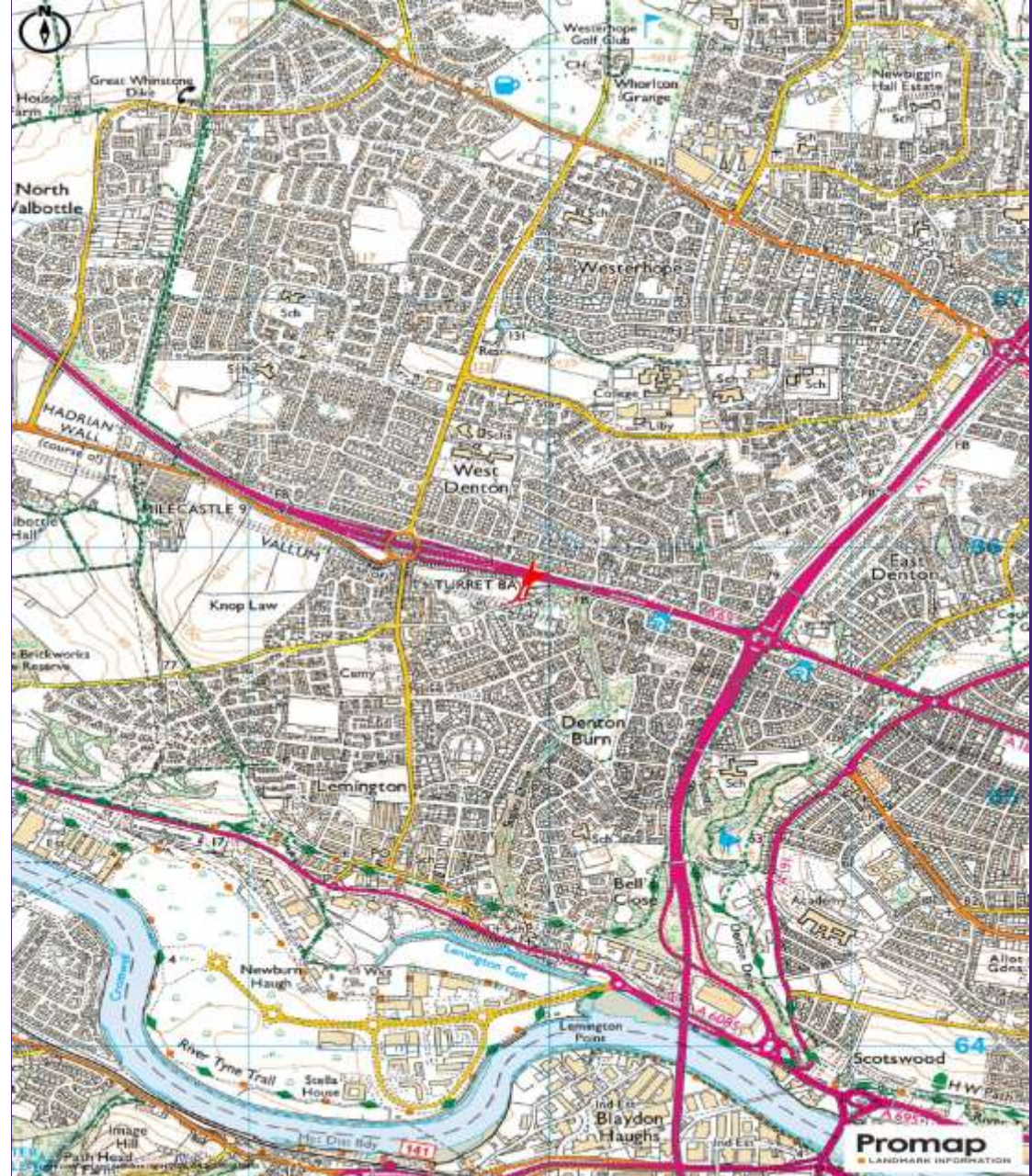
Ref I406 (Version 1)

Prepared 24th February 2026

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- KEY**
- Existing Tree
 - Proposed access road with permeable surface
 - Proposed paving constructed in permeable material
 - Proposed Front Lawn
 - Proposed Rear Garden
 - Proposed House
 - Proposed Mixed Scrub Planted with native species. Refer to ecology reports.
 - Proposed Grass Verges Buffer (adjacent to hedgerow 1.5m width managed as herbaceous vegetation). Refer to ecology reports.
 - Broadleaved Woodland Retained and Enhanced. Refer to ecology reports.
 - Proposed Hedgerow: Boundary with native broad-leaved species. Max. 1.5m (D) x 1.5m (W). 1m ground vegetation managed with hedgerow. Refer to ecology reports.
 - Proposed 1.5m high fence and gate for access to rear of property.
 - Proposed low level native species hedge. Max. 1m (D) x 1.5m (W). 1m ground vegetation managed with hedgerow. Refer to ecology reports.
 - Site Boundary
Site Area = 2262.8 SQM
Site Area = 0.226 ha
 - Footprint of original building position
 - Integrated Swift Drive (Indicative Location)
 - General Purpose Mast Box on Tree (Indicative Location)
 - Integrated Mail Box/Mast (Indicative Location)
 - External Mail Box on Tree (Indicative Location)
 - Assume site boundary allows for a 3m distance to include the existing path to maintain access for service vehicles
 - Proposed Grassland planted with native species.

| NO. | REVISIONS | DATE |
|-----|--------------------|----------|
| 1 | Issue for planning | 11/01/24 |
| 2 | Issue for planning | 11/01/24 |
| 3 | Issue for planning | 11/01/24 |
| 4 | Issue for planning | 11/01/24 |

PJC ARCHITECTURE

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| | |
|----------|---|
| Project | Planning |
| Location | Proposed Dwelling at 1 and 3 West Denton Close and 4th West Denton Close, West Denton, Rotherham Open EPR |
| Scale | Proposed S16 Layout Plan |
| Date | 11/01/24 PJC_2024_102 |
| Drawn | 11/01/24 PJC |
| Checked | 11/01/24 PJC |



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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