- 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 £90,000 +

For Sale by Auction. T's & C's apply.

see website: agentspropertyauction.com

Tenure: Freehold

RMS | Rook Matthews Sayer

Location
This residential building plot 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.

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

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

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

Deed
The 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
Auction terms and conditions apply, see website agentspropertyauction.com

Auction Guide Price
£90,000 +

Viewing Arrangements
Strictly by appointment through this office.

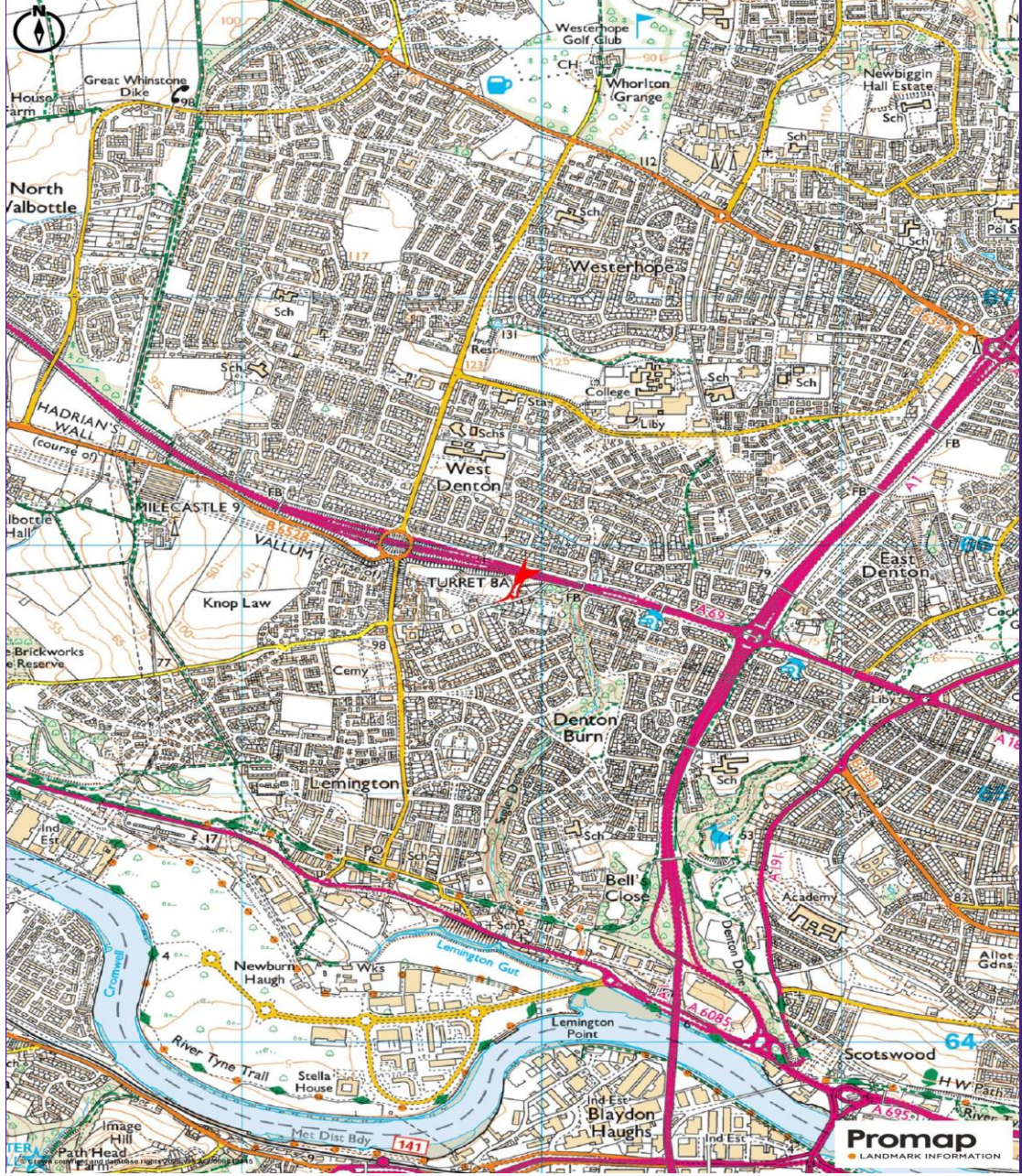
Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
   Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
   Any reference to alterations to, or use any part of the
   property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. 4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com.

Ref I406 (Version 1)
Updated October 2026

www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

KEY:
Existing Trees
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 Verge Buffer, (adjacent to hedgerow 1m+ 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. Min. 1.5m (H) x 1.5m (W) 1m+ ground vegetation managed with hedgerow. Refer to ecology reports
Proposed 1.8m high fence and gate for access to rear of property
Proposed low level native species hedge. Max. 1m (H) x 1.5m (W) 1m+ ground vegetation managed with hedgerow. Refer to ecology reports
Site Boundary.
Site Area = 2262.5 SQM
Site Area = 0.226 ha
Footprint of original building position
Integrated Swift Brick (Indicative Location)
General Purpose Nest Box on Tree (Indicative Location)
Integrated Bat Box/Brick (Indicative Location)
External Bat Box on Tree (Indicative Location)
Ensure new boundary allows for a 3m distance to include the existing path to maintain access for service vehicles
Proposed Grassland planted with native species
BROADLEAVED WOODLAND 194.7 SQM 0.019 ha
MIXED SCRUB 801.2 SQM 0.08 ha
Boundaries to soft landscaping indicative
HOUSE FOOTPRINT 150.5 SQM
FFL - Set 600mm above existing ground level
3000
DRIVE 133.8 SQM
Roman Grange
Site Access
WEST DENTON CLOSE
WEST DENTON ROAD
Copperridge
N
PJC ARCHITECTURE
PJC ARCHITECTURE LTD
The Old Post Office
31 Main Road
Kenton Bank Foot
Newcastle upon Tyne
NE13 8AA
T: 0191 2140022
F: 0191 2140060
E: enquiries@pjc-architecture.co.uk
W: www.pjc-architecture.co.uk
Status
Planning
Project
Proposed Dwelling at
Land Between West Denton Close
and A69, West Denton
Newcastle Upon Tyne
Drawing
Proposed
Site Layout Plan
Date 17.01.24
Drawing No. PL_925b_102
Revision C
Scale 1:200@A1
Drawn By AR
Checked By 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.

Residential Development Land

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

Tenure: Freehold

Auction Guide Price £110,000 +

RMS | Rook Matthews Sayer