

A19

A1



SPORTS & LEISURE DEVELOPMENT OPPORTUNITIES (SUBJECT TO PLANNING)

Prominent Location/Excellent Transport Links

Seaton Burn, Newcastle upon Tyne, Tyne & Wear NE13 6HB



Location

The site is conveniently and prominently located adjacent to the A19/A1/A1068 roundabout at the northern tip of the town of Seaton Burn. The site has access within a two minute drive time to both the A19 trunk road heading south east and A1 motorway north and south.

The Seaton Burn Motorway Services sit to the north of the site and include a Travelodge hotel, Burger King and Esso filling station. Approximately 500m north of the site is a 4 star Holiday Inn Newcastle with 151 bedrooms as well as conference and leisure facilities.

The sites proximity to both the A1 and A19 ensures that it is readily accessible to a large catchment within a circa 60 minute drive.

Catchment	Population (Census Data)
Tyne & Wear	1.13 million
Northumberland	316,000
County Durham	522,000
Teesside	508,000

Opportunities

The site extends to approximately 50 acres and can therefore potentially cater for a range of sports and leisure uses, subject to planning.

A range of options are available to occupiers such as:

- Bespoke development
- Land available to purchase or lease
- Joint venture opportunities

Current Planning Position

Due to the sites current Green Belt location, any proposal will need to respond to the appropriate tests set out in national and local planning guidance. Outdoor sports and leisure uses are acceptable in principle, subject to the extent and detail of any buildings and structures required.

Previous Planning Consent

The site received outline planning consent in November 2012 for outdoor sports and recreation facilities, including a golf course, driving range and 10 all-weather sports pitches. The consent has since lapsed but similar uses are considered to remain appropriate.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

Chris Donabie at Naylor's Gavin Black

Tel: 0191 211 1548

Email chrisd@naylorsgavinblack.co.uk

Or our joint agent:

David Craig at Savills

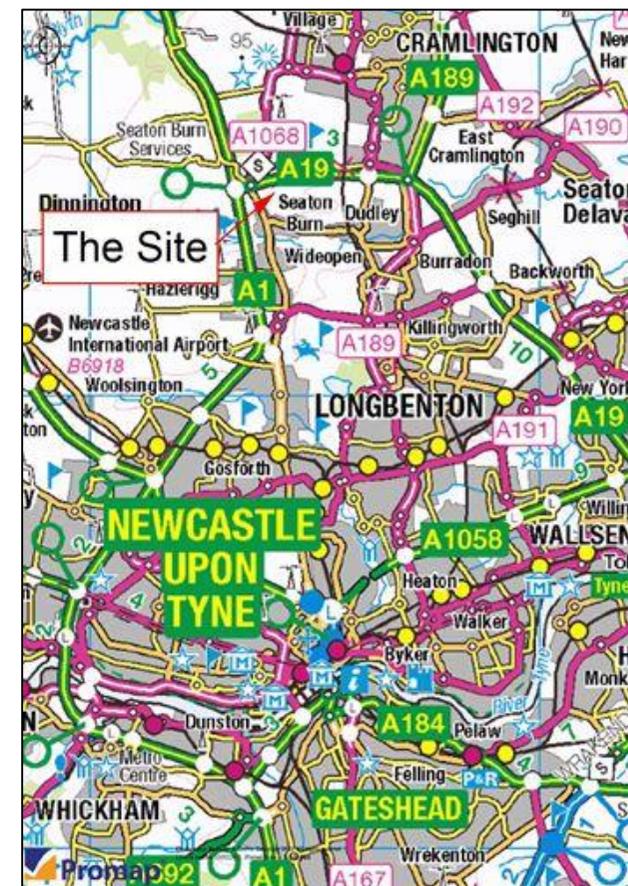
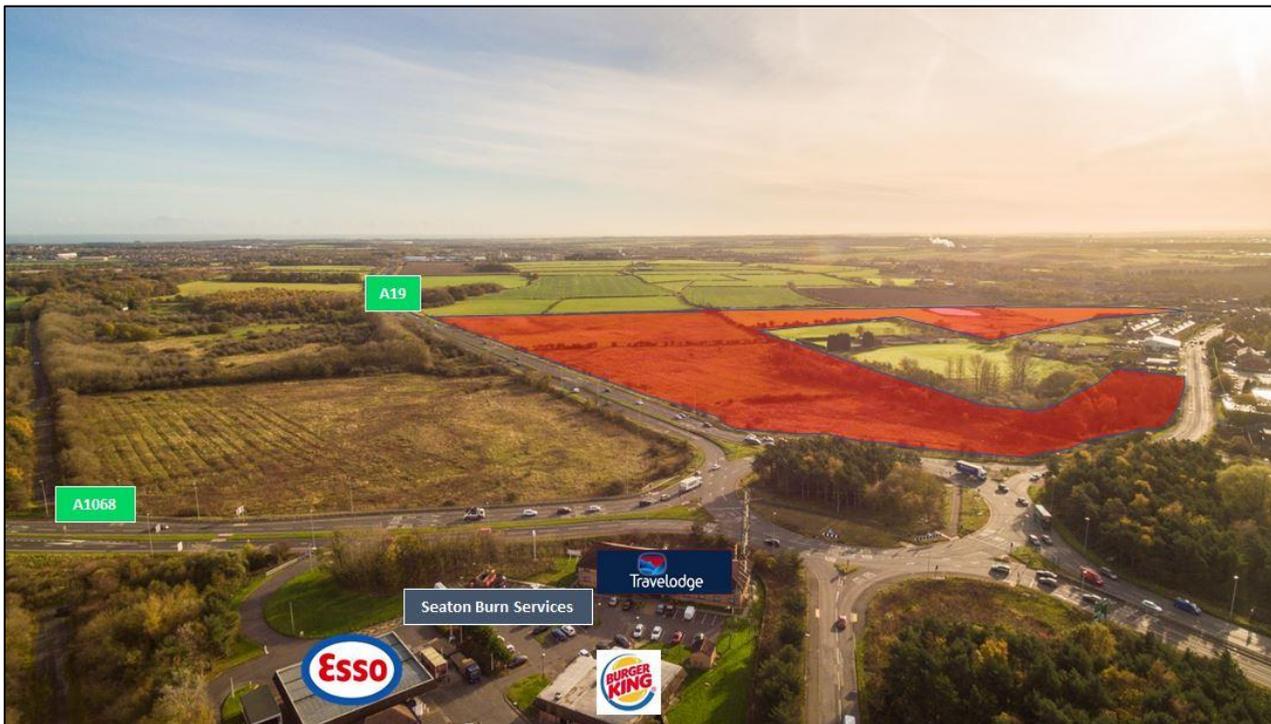
Tel: 0191 323 3145

Email: david.craig@savills.com



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