



For Sale

Prime Riverside Development Opportunity 1.28 acres on Newcastle/Gateshead Quayside

Sold with the benefit of an agreed Development Brief

Up to 140,000 sq ft Gross Developable Area



BNP Paribas Real Estate
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Broad Chare
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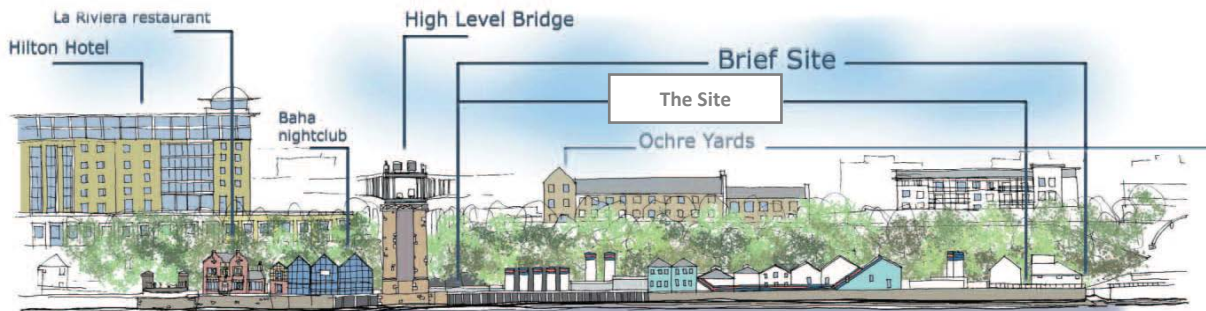
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Location/Description

The site is located in perhaps the last prime development site in the heart of the Newcastle Gateshead Quayside with direct river frontage.

Situated immediately to the west of the Grade I Listed High Level Bridge on the southern banks of the River Tyne, the site extends to approximately 0.52 hectares (1.28 acres) with an extensive river frontage of around 190 m (620 ft). The site is close to the Hilton Hotel, opposite the Copthorne Hotel with Sage Gateshead, Baltic Art Gallery, and Premier Inn nearby. The highly successful Ochre Yards residential development is just to the south, as is the recently developed Trinity Square Shopping Centre that includes Tesco and Vue Cinemas.



Existing Site

The Opportunity

This prime riverside site presents one of the best opportunities in the city to bring forward a high quality mixed-use development. The agreed Development Brief indicates it is possible to develop a mixed-use scheme totalling in the region of 140,000 sq ft of gross development area. Uses considered acceptable by the newly adopted Core Strategy and Urban Core Plan for Gateshead and Newcastle 2010 - 2030 include residential, leisure, hotel and office.



Design 1 photomontage



Design 2 photomontage



Tenure

The site is offered freehold with vacant possession of all buildings. A report on title is available on request.

Sale Process

The site will be offered for sale via informal tender. The vendors will consider both conditional and unconditional bids to purchase their interest. Proposals should clearly state any conditions attached to an offer and include an indicative scheme design for development of the site.

Extensive supporting technical surveys are available to interested parties on request that include:

- Full site investigation report
- Topographical survey
- Planning and development brief
- Services survey

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Fees

Each party will be responsible for their own costs incurred in preparation of any legal and contract documentation.

Contact Details, Viewing and Further Information

Strictly by prior appointment via agents BNP Paribas Real Estate:

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**Subject to Contract
January 2016**