



Prime Commercial Development Opportunity

Dun Cow Quay Blyth Northumberland

0.2628 ha (0.649 acre)



Location

Blyth is a thriving town on the north east coast of England, approximately 20 kms to the north of Newcastle upon Tyne and the Tyne estuary. The town is an easy 20 minute drive from Newcastle Airport, as well as having strong transport links to Edinburgh and London. Blyth estuary is a centre of excellence in energy research, particularly in the offshore and renewable energy sectors.

The Port of Blyth is a modern Trust Port handling up to 1.5 tonnes of cargo each year also offering goods handling storage and distribution services. The port is able to handle unitised cargo, bulk cargo, forestry products as well as offering services to the renewable energy sectors such as wind turbine transport. The strategic location on the North Sea coast enables easy access to trade routes with Europe, Scandinavia, Russia and the Baltic states.

Site Description

The site in question occupies a prime location overlooking the Blyth quayside and estuary, close to both the Offshore Renewable Energy Catapult and Blyth Workspace. The Offshore Renewable Energy Catapult provides research and development, training, testing and consultancy services to the renewable energy field. Blyth Workspace is a newly completed 20,000 sq ft, high quality managed office development.

The site is approximately 0.2628 ha in size, is approximately level and has been cleared to ground level. All utilities are available to serve the site.

Planning

The site is currently designated for employment uses in the Local Plan and is identified in the emerging Core Strategy as being within the Blyth Estuary Strategic Employment Area – ‘a diverse range of interconnected sites around the Blyth Estuary to provide for growth of the strategically important sectors – low carbon and environmental goods, energy generation, and offshore engineering’. Interested parties should make their own enquiries with the local Planning Authority with regard to suitable uses for the site.

Enterprise Zone

The site is located within the North East Enterprise Zone and therefore benefits from Business Rates relief. Interested parties should make their own enquiries regarding the financial support available through the North East Local Economic Partnership at: www.nelep.co.uk/enterprise-zone.

Site Information

A copy of the available investigation reports can be supplied on request.

Sale Process

The site will be offered on a conditional basis subject to obtaining planning permission. The preferred bidder will be required to enter into an Agreement for Lease followed by a Building Lease once planning permission has been obtained. The freehold interest in the site will be transferred on practical completion of the scheme.

VAT

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

Legal Fees

Each party to be responsible for their own legal costs incurred in the negotiation, preparation and settlement of documentation pertaining to the transaction, including any VAT and Stamp Duty Land Tax.

Viewing

Strictly by prior appointment via sole agents BNP Paribas Real Estate:

David Furniss

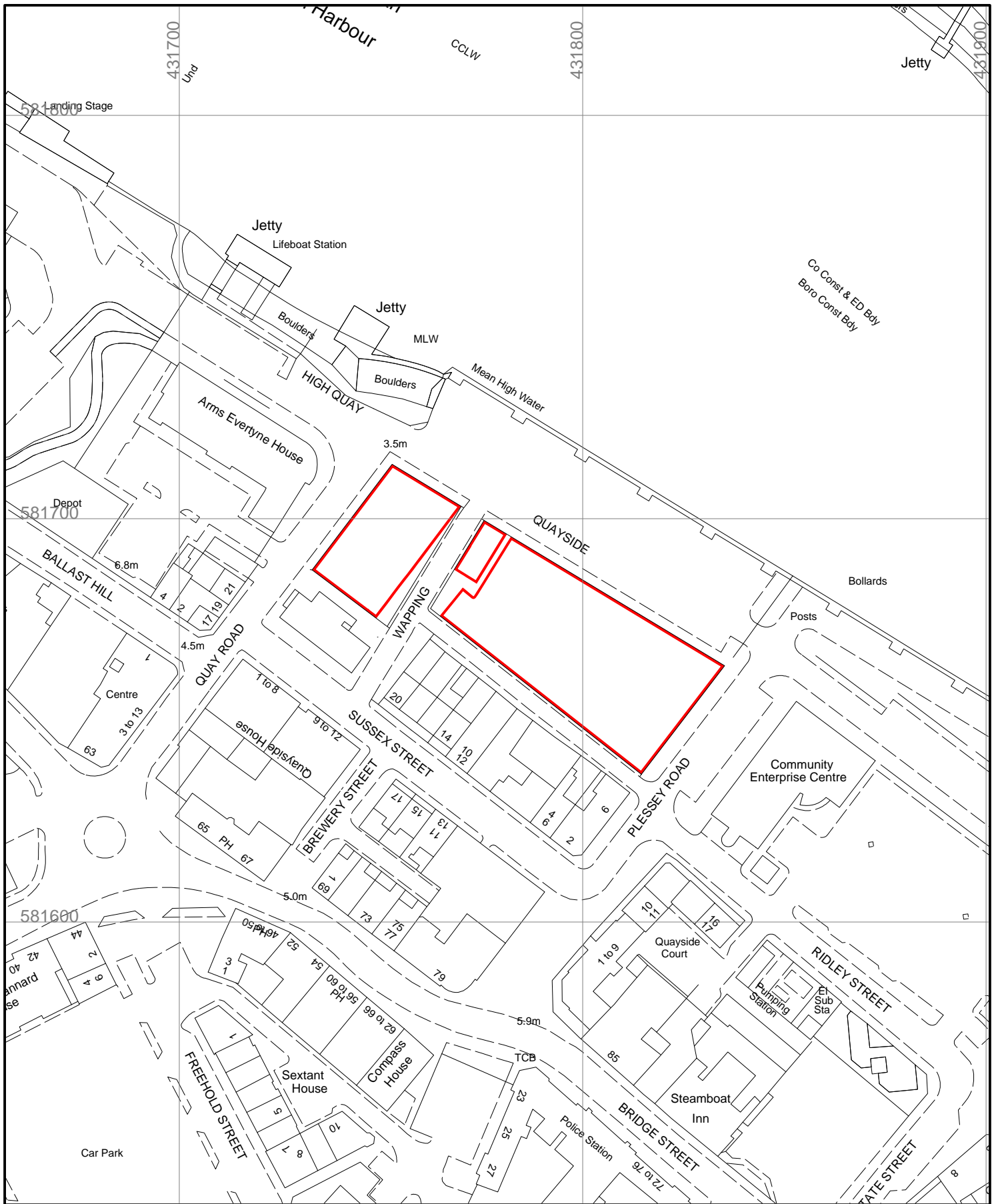
BNP Paribas Real Estate

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Subject to Contract

January 2016



TITLE
 Dun Cow Quay
 Quayside
 Blyth
 Northumberland

Area: 0.2628 ha

ITP NO.
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ASSET REF
3382

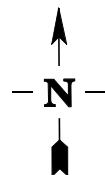
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DATE
27/07/2015

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