

ON THE INSTRUCTIONS OF NETWORK RAIL  
**FOR SALE**  
**RESIDENTIAL DEVELOPMENT SITE 4.261 HA (10.58) ACRES**  
HEATON DOWN YARD  
HARTFORD STREET  
NEWCASTLE UPON TYNE  
NE6 5BX



## Location

The site is situated in Heaton a traditional residential area that lies approximately 2.5 miles north east of the City Centre with excellent access to the principal road network serving the area.

Local shopping facilities are catered for on Chillingham Road with both a large Morrisons and Sainsbury supermarkets a short distance away.

Chillingham Metro Station is within half a mile of the site whilst there are frequent Bus Services from Chillingham Road (A188) and Shields Road (A193) to Newcastle City Centre.

## Description

The site, which is triangular in shape is bordered by Marleen Avenue to the North and Spencer Street to the West with the railway lines forming the Southern boundary.

It extends to 4.251 hectares (10.58 acres). There is an existing sub-station to the Northern boundary with Marleen Avenue which can be relocated and a new lease entered into with Northern Powergrid.

## Tenure

Freehold.

## Price

Offers are invited for the freehold interest in the land, subject to the lease to Northern Powergrid.

## Legal Costs

Both parties are to bear their own legal costs involved in the transaction.

## 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.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

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

**For further information or to view please contact:**

Gavin Black FRICS

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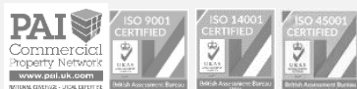
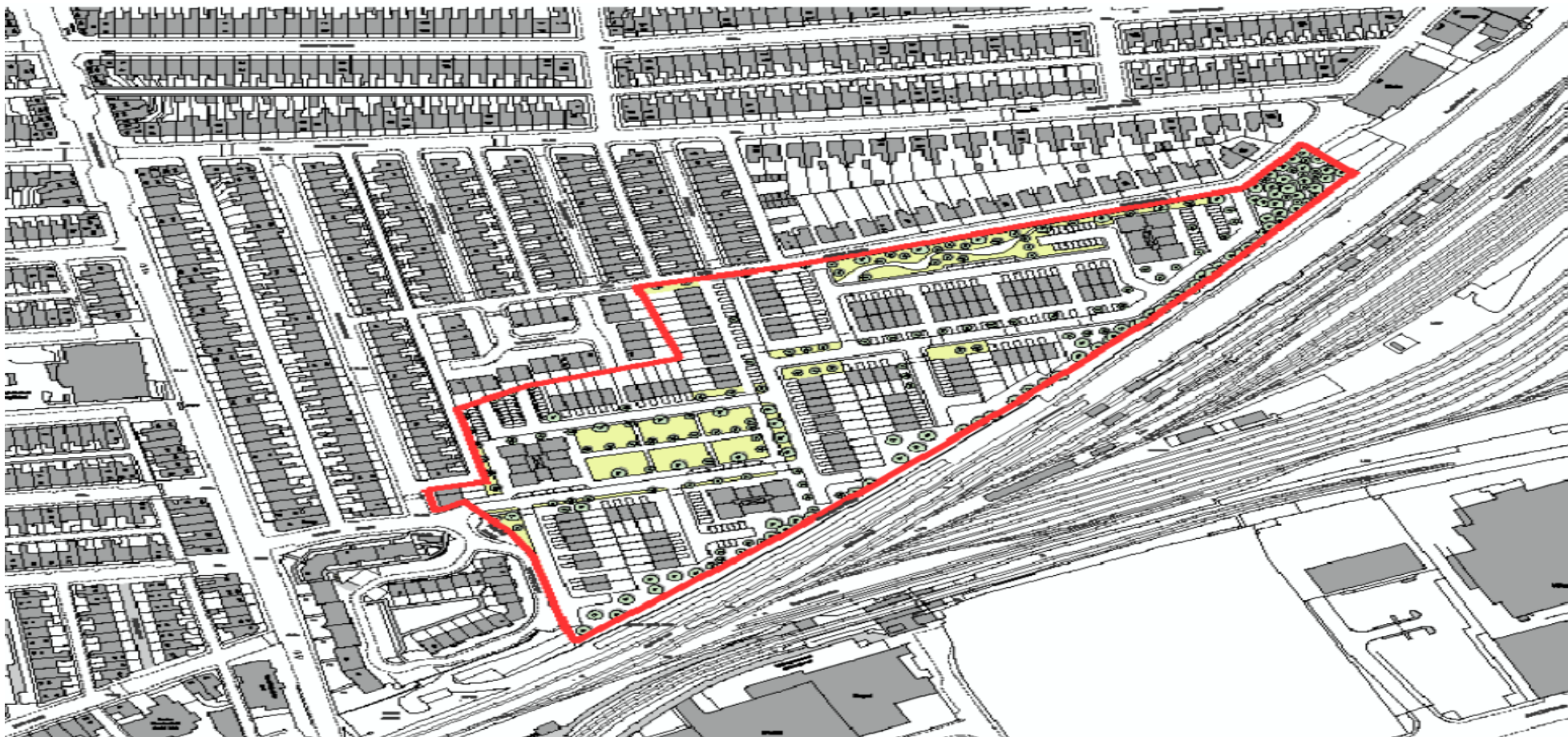


NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
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**Gavin Black**  
 Commercial Property People