



FOR SALE – Development Opportunity For Sale

Land At , Linskill Terrace, North Shields, NE30 2EL

Naylor's 
Gavin Black
Commercial Property People

INDUSTRIAL

- Freehold
- Prominent residential area

Location

The site is located to the rear of Linskell Terrace in North Shields, within the North Tyneside borough. It benefits from proximity to a range of local amenities, excellent public transport links, and the highly sought-after coastal area of Tynemouth.

Description

The land previously secured outline planning permission for a nine-unit apartment scheme and has a strong planning history, with several lapsed consents including proposals for two apartment blocks comprising 12 units each and a terrace of nine three-storey houses. This established planning precedent enhances the site's attractiveness and suggests that future planning consent may

be more readily achievable compared with other sites in the locality.

Accommodation

	Acres	Hectares
Land at Linskell Terrace	0.38	0.15

Terms

The site is available to purchase freehold with vacant possession.

Price

£275,000 for the Freehold

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

Anti-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.

Planning

The site comprises lapsed outlines planning permission for the development of a nine-unit apartment block with associated external landscaping and car parking. Reference **23/00708/COND** pursuant to **17/00700/OUT**.

The site benefits from lapsed planning permission for a variety of applications including the construction of 2no. block flats, each containing 12no. apartments. Reference: **09/00678/OUT** and the construction of 9no. three storey terraced townhouses with associated parking. Reference: **11/02230/OUT**.

For further information please contact:

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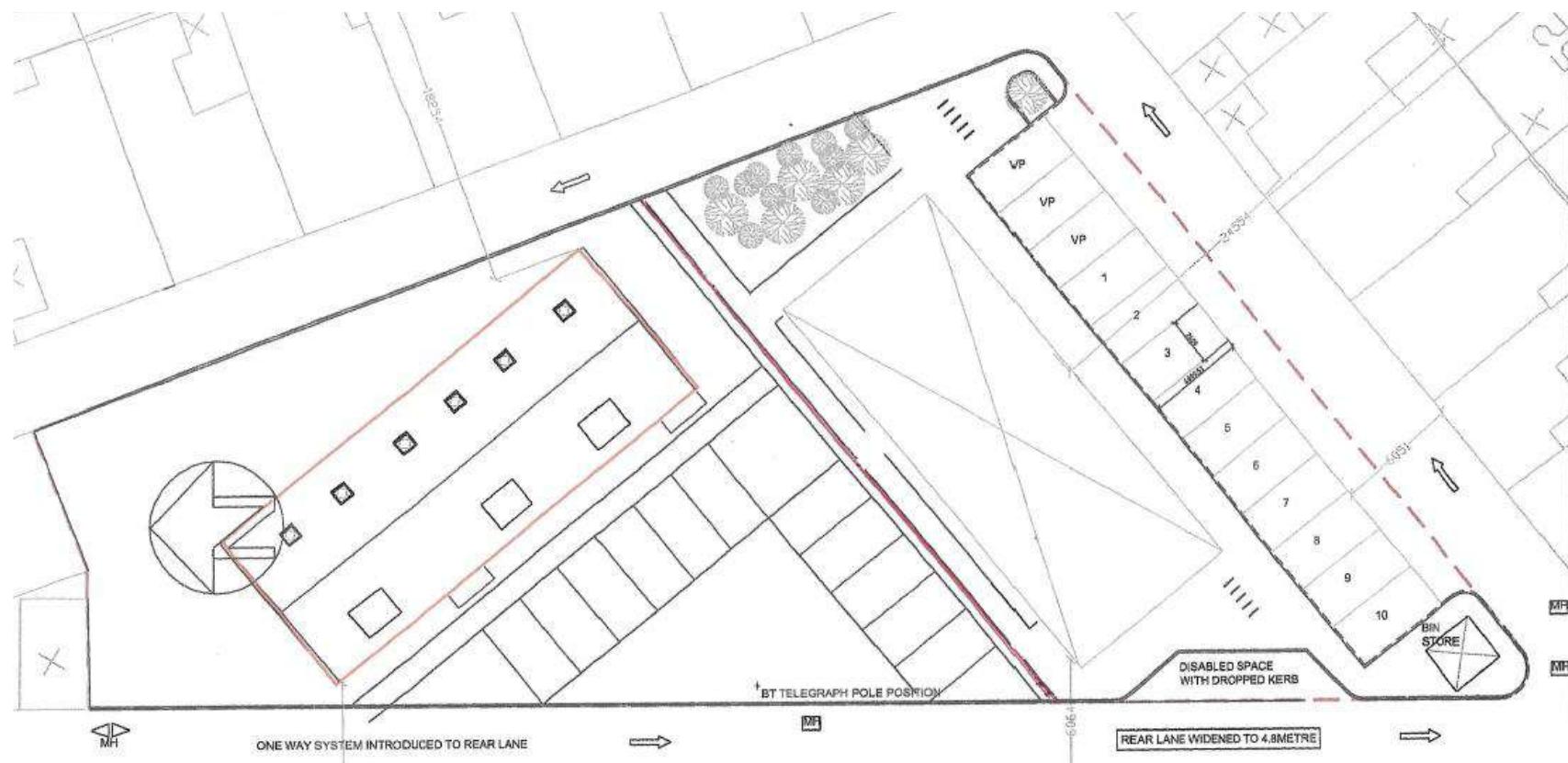


South View
1:1

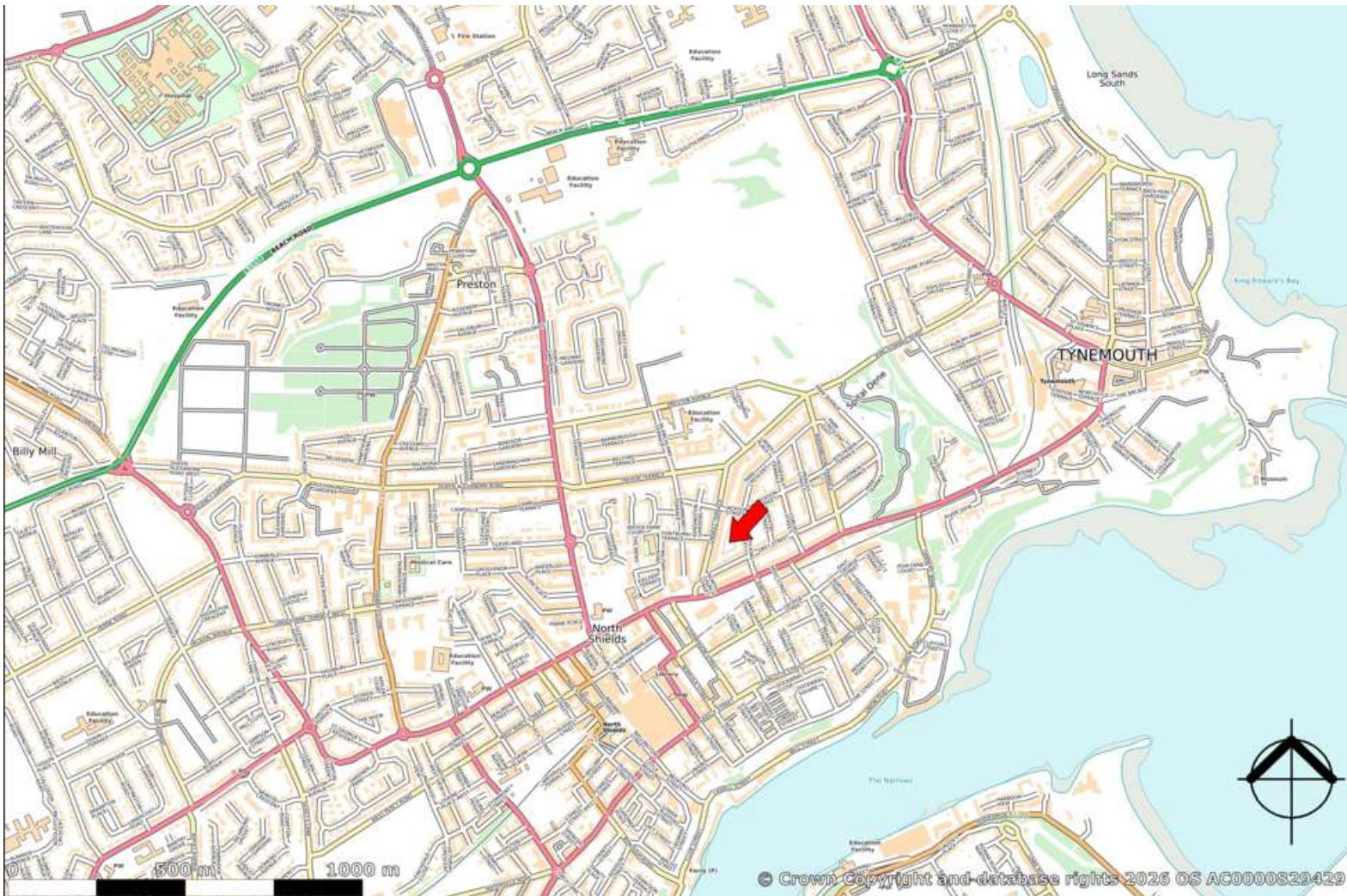


South View 2
1:1









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