

**5 ACRE PRIME INDUSTRIAL DEVELOPMENT SITE WITH FULL PLANNING PERMISSION  
FOR SALE**

**GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants



**BASSINGTON INDUSTRIAL ESTATE ON BASSINGTON LANE, CRAMLINGTON, NORTHUMBERLAND, NE23 8AD**

# Summary

- Prime freehold 5 acres (2.02 hectares) development site in an established industrial estate location.
- Excellent road connectivity with A1 & A19 within a 5-minute drive.
- Newcastle upon Tyne is within a 15-minute drive.
- Full planning permission for 101,000 Sq Ft - Ref: 23/03709/FUL.
- Services are connected.
- Suitable for open storage use.
- Unconditional offers sought for the freehold.
- Site investigation reports are available on request.
- Offers in the excess of **£1,500,000 (One Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT.



# Location

Cramlington is located approximately 8 miles north of Newcastle upon Tyne and 7 miles southeast of Morpeth. The area has excellent road connectivity with the A1, A19 and A189 trunk road all within easy reach which provide access to Newcastle, North Tyneside and South Tyneside and Sunderland via the Tyne Tunnel.

Bassington Industrial Estate is situated in the northwest of Cramlington industrial area with access off Fisher Lane A1059 which connects to the junction of the A19/A1 interchange at Seaton Burn. Cramlington Town Centre with its amenities is approximately 1 mile southeast. Newcastle Airport is located approx. 10 miles to the Southwest accessed via the A1 and A696.

The site fronts onto Nelson Drive within Bassington Industrial Estate where occupiers close by include Daikin, Miller UK, PHC and CNC. The surrounding area is made up of a mix of modern and traditional warehousing and manufacturing units.

# Description

Rectangular and level development site with full planning permission for 101,000 sq ft warehouse space. The proposed indicative scheme incorporates three blocks, of 30,000 sq ft, 23,000 sq ft and 48,000 sq ft.





## Data Room

Further detailed property information is held within a dedicated online data room. Access will be provided to seriously interested parties.

## Tenure

Freehold.

## Services

All mains' services are available alongside three phase electricity.

## Energy Performance Certificate

Not applicable.

## Business Rates

To be assessed.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant / solicitor for professional advice in this respect.

## Anti Money Laundering

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

## Planning

The site benefits from full planning under reference: 23/03709/FUL for 101,000 sq ft of employment space.

The site has also benefitted from a number of other planning permissions including an Outline permission for 14no B2/B8 units. Ref: 19/04502/OUT

A full suite of planning documents including ground investigations are available.

## Proposal

Offers in the excess of **£1,500,000 (One Million Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

## Further Information

Viewing arrangements are strictly via a prior appointment through the vendor's sole agents, Graham + Sibbald.



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