

FOR SALE

# ASTLEY COMMUNITY HIGH SCHOOL & WHYTRIG COMMUNITY MIDDLE SCHOOL

Eldson Avenue, Seaton Delaval, Northumberland, NE25 0BP



## Key Highlights

- Excellent development opportunity suitable for a variety of different uses (STP)
- Sought after village with a station on the Newcastle to Ashington railway line
- Site area of 13.74 acres (5.56 hectares)
- Positive Pre-App received supporting the principle of residential and commercial development
- Informal sealed tenders sought by noon Wednesday 9th April 2025

NEWCASTLE UPON TYNE  
The Lumen, St James' Boulevard  
NE4 5BZ

**0191 917 1444**

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## LOCATION

The site is located on Elsdon Avenue in the sought after village of Seaton Delaval in south east Northumberland. Seaton Delaval is located approximately 3 miles east of Cramlington, 6 miles north west of Tynemouth and 8.5 miles north east of Newcastle city centre. Northumberland's North Sea coastline provides a natural geographical border to the east of the village, which comprises the nearby beaches of Whitley Bay and Long Sands.

Road access to Seaton Delaval is provided from Avenue Road (A190), which the site fronts onto. In turn, this highway provides direct access to the A19 and the A1 (M) to the west. The village benefits from having a station on the newly constructed Ashington to Newcastle passenger railway line, facilitating access to the east coast mainline and the wider Tyneside conurbation.

Surrounding uses comprise a range of residential, commercial, and community uses. Established retail provision is provided at Manor Walks Shopping Centre in Cramlington and Silverlink Retail Park in North Tyneside.

## DESCRIPTION

The subject site is broadly rectangular in shape and extends to approximately 13.74 acres (5.56 hectares). It accommodates various two-storey interconnected buildings which are located to the eastern aspect of the site. Built in the 1960s, the onsite structures have a total building footprint of 79,627 sq. ft. (7,398 sq. m.) and will remain in situ up until completion.

The site is bounded by Elsdon Avenue to the north, residential housing to the east, an NHS manufacturing complex to the south and Avenue Road to the west.

## PLANNING

The Northumberland Local Plan, adopted March 2022, sets out the policies and direction of development for the County until 2036. According to the Local Plan Policy Map, the school buildings to the east of the site are "white land" within the urban area and are within the settlement of Seaton Delaval. The playing fields to the west of the site are covered by a Protected Open Space policy under policy INF5.

The site lies within the lower quartile area for Affordable Housing under policy HOU6, meaning that at least 10% affordable housing would need to be delivered on site in the event of residential development proposals.

The site is located within a coal Mineral Safeguarding Area (MSA) (Policy MIN4), which requires applications for non-mineral related development to include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site.

The Council has received a positive Pre-Application enquiry which supports the principle of residential development, including affordable housing, and possibly some small-scale retail and/or commercial development on the northern part the site, which is commensurate with the scale of the service centre role and function of Seaton Delaval's local centre. Further information on the Pre-Application enquiry is available within the site's information pack.

The vendor has received confirmation from Sports England that the loss of the existing playing fields will be satisfactorily replaced at a new school complex in the village, which is currently under construction and is due for practical completion in Q4 2025. The existing playing fields are required by the vendor until the summer of 2026, after which time they will be surplus to requirements.



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## INFORMATION PACK

An information pack is available upon request, which includes the following documents:

- Title Register & Plan;
- Search Results;
- Pre-Application enquiry;
- Highway Development Management Pre-Application enquiry response;
- Asbestos survey, including historic floor plans;
- Ecology survey;
- Pro Map plans; and
- Aerial photography.

A Phase II site investigation and an updated Ecology report, including a Biodiversity Net Gain baseline assessment, have been commissioned by the vendor, which will be available upon the second stage of marketing.

## TENURE

Vacant possession is anticipated to be secured in Q4 2025, when the education provision of the school is relocated to the new site. The sports playing pitches are required by the vendor up until the summer of 2026.

The site is to be sold freehold, forming part of Title number ND122200.

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## METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Gross offers are requested by noon Wednesday 9th April 2025 and should be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [ray.minto@savills.com](mailto:ray.minto@savills.com). It is anticipated that a second stage of marketing will commence later in 2025, following receipt of the Phase II ground investigation and updated ecology and Biodiversity Net Gain surveys, which have been commissioned by the vendor.

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Conditional and unconditional bids will be considered. Please note that our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

Overage and clawback provisions may be incorporated into the sales contract. Savills are to be retained by the successful purchaser in respect of disposing of the future bulk and S106 affordable housing units.

## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## LEGAL & SURVEYING FEES

In addition to the net purchase price, the successful bidder will be required to pay a 2% contribution towards the vendor's reasonable legal and surveying fees, plus any disbursements to include the cost of the commissioned Phase II Ground Investigation and Ecology & BNG surveys.

## VAT

The property is not elected for VAT, which will not be payable on the purchaser price.

## VIEWINGS

Viewings during the marketing period are by strict appointment only, with Sole Selling Agent, Savills.

## CONTACTS

For further information please contact:

### Glenn Laws

[glenn.laws@savills.com](mailto:glenn.laws@savills.com)  
07971 593 026

### Ray Minto

[ray.minto@savills.com](mailto:ray.minto@savills.com)  
07973 696 518

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