

# CUMBRIAN ROAD

Cramlington, NE23 1DA



## Key Highlights

- Development opportunity for sale
- Total site area of 0.9 acres (0.36 Ha)
- Suitable for a variety of uses subject to planning
- Popular Cramlington location
- Close proximity to Manor Walks Shopping Centre

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## Location

The site occupies a prominent position on Cumbrian Road within the centre of Cramlington approximately 0.5 miles from Manor Walk Shopping Centre and 0.75 miles from Cramlington Station to the west. Cramlington lies 11 miles north of Newcastle and benefits from excellent road links being adjacent to the A189 to the east and the A19 and a1 arterial routes to the south; both of which provide easy access to Tyneside and Teesside to the south and Edinburgh to the north. The site sits adjacent to a busy Aldi store and lies within a predominantly residential area. Manor Walk Shopping Centre, the towns primary retail pitch which accommodates a range of national occupiers, is located a short distance to the south west.

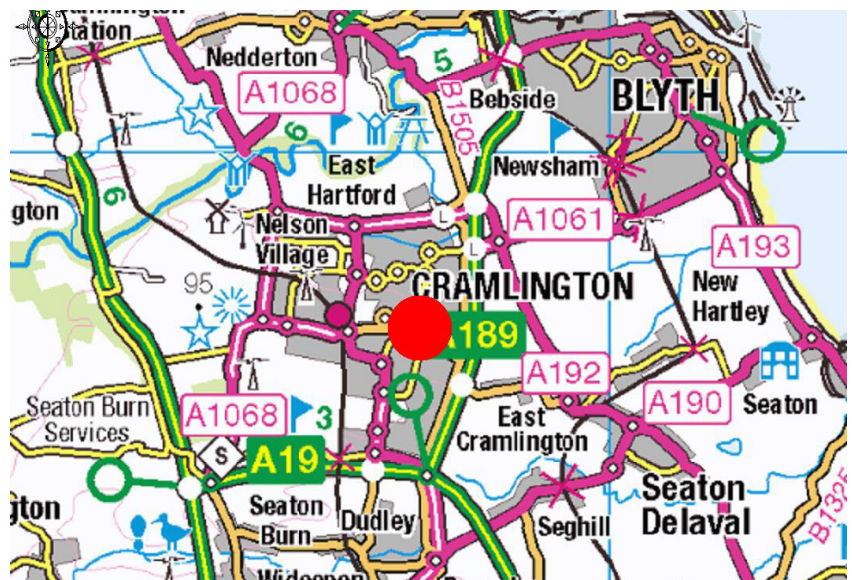
## Description

The site extends to 0.9 acres (0.36 Ha), is regular in shape and is greenfield in nature having not been previously developed. It benefits from its prominence on to Cumbrian Road to the north and Northumbrian Road to the east. Access is from the western boundary via the public highway which also provides access to the adjacent Aldi store and Hartford Court care home to the west and south respectively. The site is open in nature and is bounded by Hartford Court to the south, Northumbrian Road to the east, a grassed verge and Cumbrian Road to the north and an access road and Aldi to the west. In our view that the site provides developers with an excellent opportunity to deliver a high quality roadside scheme, subject to statutory planning permission.

## Planning

The site has not been allocated in the District Councils local plans however we consider that a development in this location should be acceptable and the Council may support applications at the site for a range of uses including market/affordable housing, retirement housing, hotel, retail and other sui generis uses among others.

It is considered to be situated in a sustainable location and not hindered by landscape or ecological designations and lies within a low flood risk area.



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## Services

We are advised that services are available; however interested parties should make their own enquiries from the utilities companies.

## Information Pack

An information pack is available on request which includes the following:

- Site plans;
- Proposed access plan; and
- Title information

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT.

## Viewing

The site can be clearly viewed from the roadside. Interested parties are strictly forbidden from entering the site without prior approval from selling agents Savills and Naylor's.

## Terms

The site is available by way of freehold and offers are invited. (Offers in the region of £650,000-£700,000 are invited.)

## Further Information

For all general enquiries and viewing arrangements please contact:



## Contact

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