



**BNP PARIBAS
REAL ESTATE**

For Sale - Development Site On behalf of Nexus

Land at Pelaw Metro station,
Gateshead,
NE10 0RJ



1.87 acres (0.75 hectares)

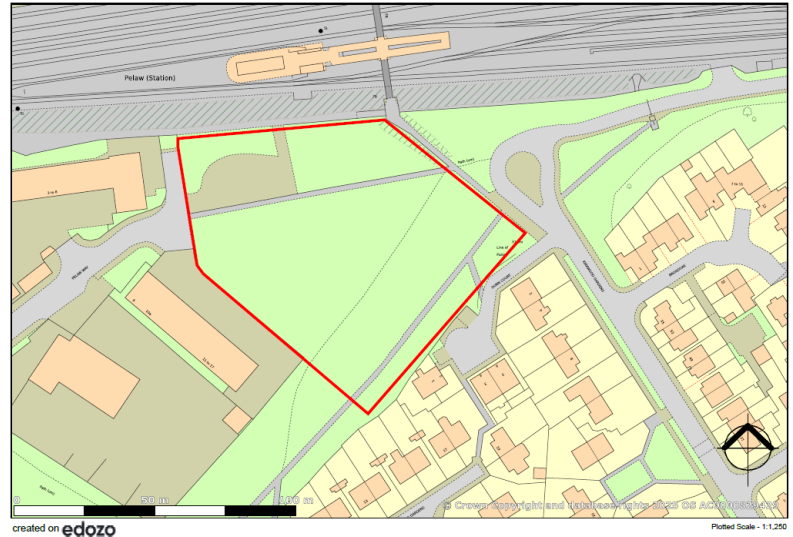
The Location

The site is strategically located south of Pelaw Metro Station to the north west of the village of Wardley. The site has immediate access to the wider northeast region via the Metro system reaching Newcastle in 10 minutes and Sunderland in 19 minutes.

The surrounding use of the area is predominantly residential however there is an industrial offer adjacent to the west of the site.

Description

The site is a regular shape, generally flat and cleared and can be accessed via Pelaw Way on the western boundary.



Accommodation

The site extends to a total site area of approximately 1.87 acres (0.75 hectares).

Planning

The site has a Council designated Housing Site Allocation in the emerging Making Spaces for Growing Places (MSGP) Local Plan Document (PolicyMSGP10, site10.130).

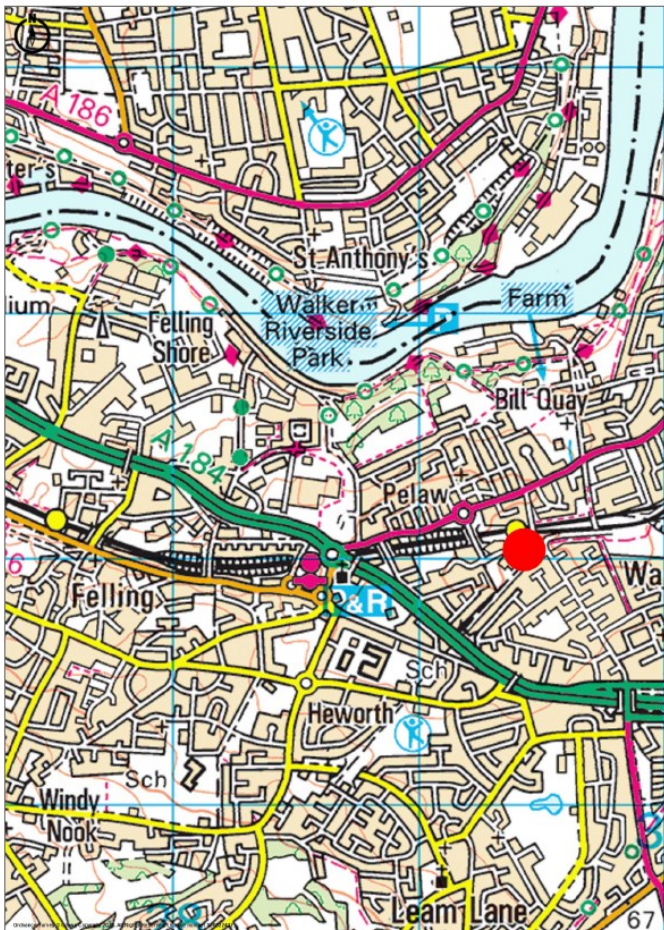
Interested parties should make their own enquiries with the local Planning Authority.

Price

Offers are invited for the freehold interest.

Tenure

The site is available freehold.



VAT

All figures within these terms are exclusive of VAT where chargeable.

Services

Interested parties should make their own enquiries regarding the availability of any services required.

Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence

Legal Costs

Each party to be responsible for their own legal costs.

Further Information

Any potential purchasers should be aware of policies, which must be complied with the following:-

- Nexus Rail Planning Conditions
- Nexus Tunnels and Sub-Surface Structures Requirements on Developers during Design and Construction
- Nexus Rail General Requirements/Restrictions when Working on or near the Metro System
- Requirements for Piling and Site Investigation Near Metro Tunnels
- Nexus Tunnels and Sub-Surface Structures Detailed Piling Requirements

Further information regarding policies is available upon request

Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate.

Contact the team:-

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Subject to Contract
March 2025

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