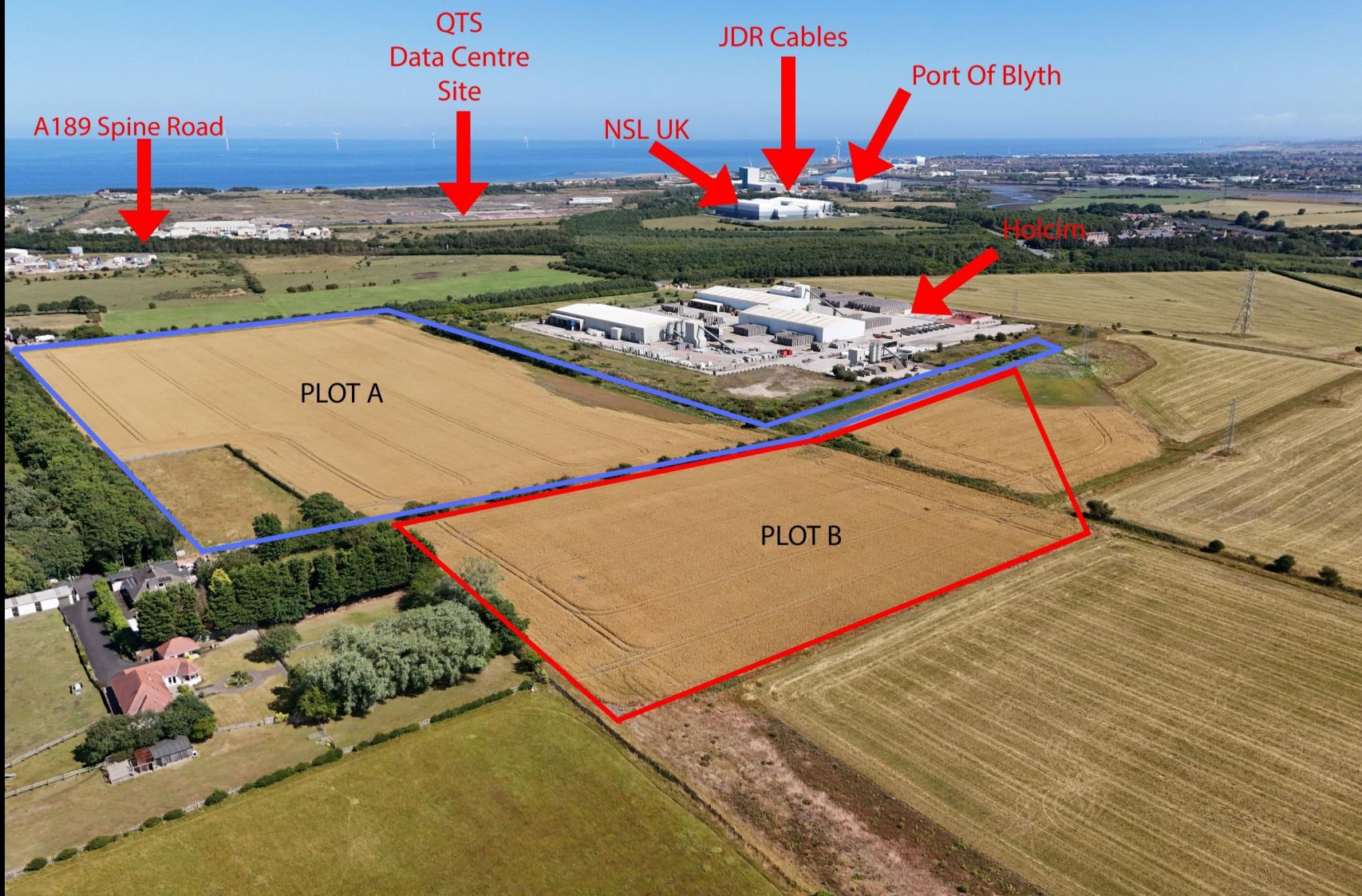


FOR SALE

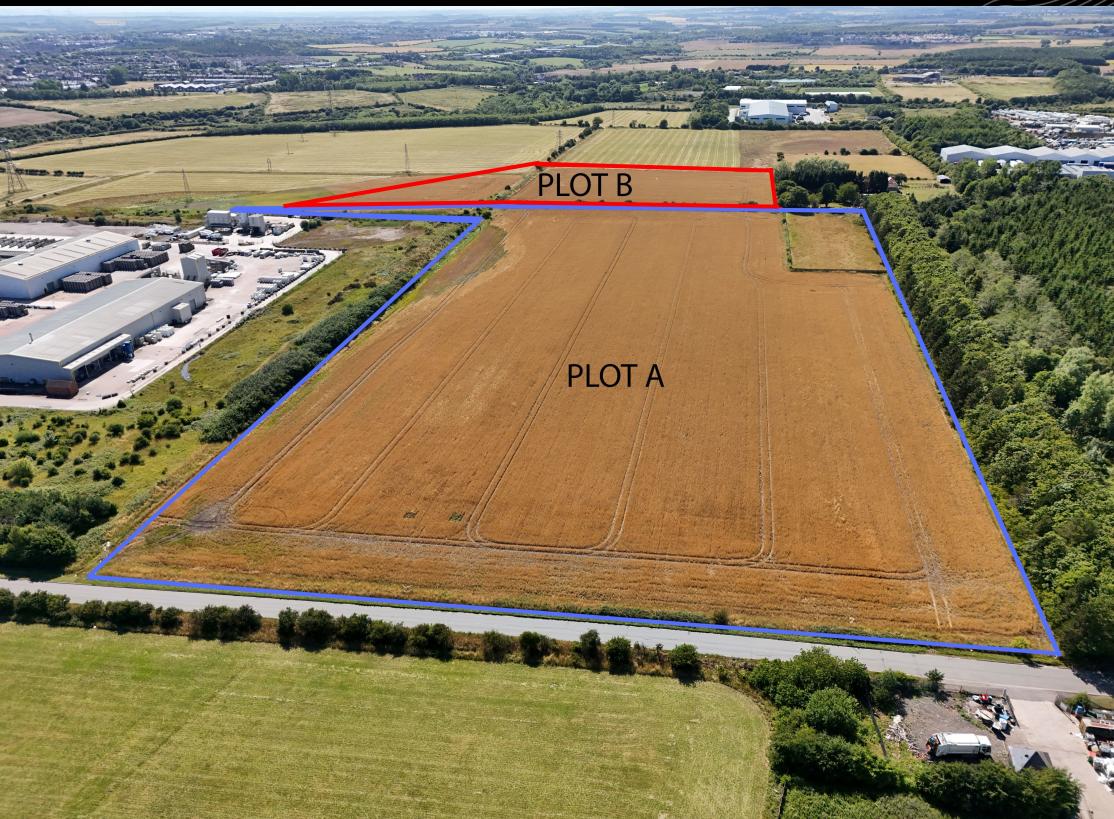
- ✓ 34 Acres (13.75 Hectares)
- ✓ Level Greenfield Site
- ✓ Zoned for B2 and B8 Uses
- ✓ 1 km from A189 Junction
- ✓ 2 km from proposed QTS Data Centre.



Land To The West Of Brock Lane, West Sleekburn NE22 7BY

Industrial Development Site

34 Acres
(13.76 Hectares)



DESCRIPTION

A roughly rectangular level site currently used for agricultural purposes totalling circa 13.75 hectares (34 acres) consisting of two plots.

Plot A (24 acres) is adjacent to Brock Lane. Plot B (10 acres) is directly behind Plot A.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	34	13.76

PLANNING

Approximately 2 hectares (5 acres) fronting Brock Lane received detailed planning consent for a steel framed 930 sq m (10,000 sq ft) industrial unit with access in 2022, but we understand this has since lapsed. (Ref 21/03977/FUL).

The entire site is recognised as being within the general employment land allocation and key general employment area in the Northumberland Local Plan allowing B2 and B8 uses.

SERVICES

Drawings can be provided to show the position of gas, water and sewage connections which are all located nearby. With regard to electric we understand that up to 270KVA is available. A new transformer would be required to cover larger loads. It will be the responsibility of the buyer to undertake their own enquiries as to their capacities with the appropriate providers.

LOCATION

The site is located adjacent to Brock Lane circa 1 km north of its junction with the A189 dual carriageway and neighbouring the Holcim UK facility. The proposed QTS data centre complex comprising 10 buildings totalling 540,000 sqm over 133 acres, the new JDR Cables 69,000 sq m subsea cable manufacturing facility and the North Sea Link are within 2Km. Newcastle is 21 km south

TERMS

£5.1m for the remainder of our clients two 999 year long leasehold interests; one from 1 October 2004 and the other from 13 December 2004.

LEGAL COSTS

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

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew Wright
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