

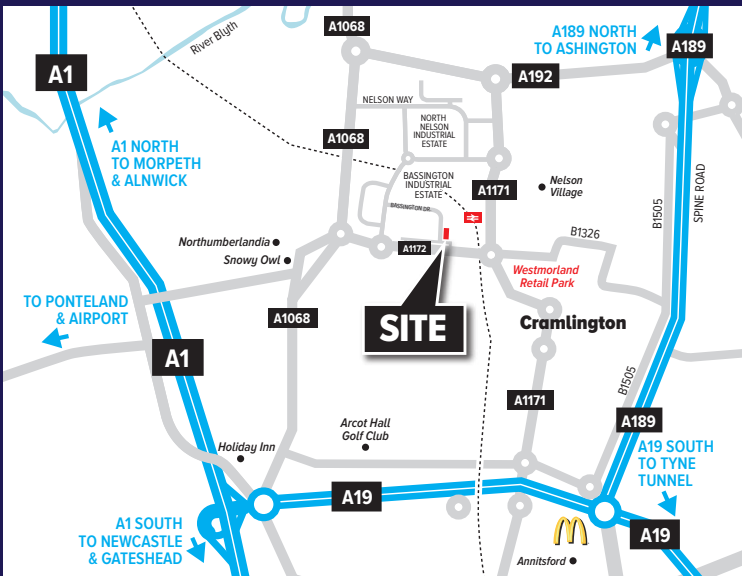
FOR SALE

Industrial Development Site

Bassington Avenue, Bassington Industrial Estate, Cramlington **NE23 8AQ**



- ▶ Prominent freehold development site
- ▶ 1.6 Hectares (3.95 Acres)



LOCATION

Bassington Industrial Estate is located just off the A1172, approximately ½ mile north-west of Cramlington town centre.

The A19/A1 intersection is approximately 1.5 miles to the south - west of the site along the A1068 Fisher Lane. This gives excellent access to the arterial road network throughout the region with Newcastle being 12 miles to the South

The site also benefits from being adjacent to Cramlington railway station, which is located on the main east coast line with journeys of approximately 15 minutes from Cramlington to Newcastle Central Station.

The site is well located for Newcastle International Airport which is approximately 10 miles to the south-west and is accessed via the A1 and the A696.

DESCRIPTION

The site is currently vacant and will be levelled with an access off Bassington Drive. It is bounded north by a wooded plantation and to the east by a new residential housing development with Bassington Drive to the west and Bassington Avenue to the south.

AREA

The total site area edged red on the plan extends to approximately 1.6 hectares (3.95 acres).

SERVICES

We understand all main services are provided to the edge of the site but interested parties are advised to make their own enquiries to the statutory bodies to satisfy themselves that this is the case.

TENURE

Freehold.

PLANNING

The site is suitable for B1(c) light industrial, B2 general industrial and B8 storage and distribution. Interested parties are advised to make specific enquiries to Northumberland County Council Planning Department on 01670 843434 or planning@northumberland.gov.uk

Indicative Scheme



PRICE

Price on application.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VAT

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

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VIEWING
Strictly by prior appointment.



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