UNION ROAD
FISH QUAY | NORTH SHIELDS
NORTH TYNESIDE | NE30 1JH

LAND AT FORMER TYNE BRAND SITE FOR SALE
Prominent allocated residential development opportunity in unique location
Opportunity to develop intensive residential proposals on a stand alone or comprehensive basis
Excellent views over River Tyne and North Shields Fish Quay
Close proximity to a range of renowned and historic local amenities
Site area 0.41 Ha (1.02 acres)

BACKGROUND
The site being offered for sale forms the front part of a larger strategic site which extends to 1.03 Ha (2.55 acres) formerly known as the Tyne Brand Site. Our client is the largest single land owner holding 0.41 Ha (1.02 acres) with the remainder of the site being owned by North Tyneside Council and third parties.

It is North Tyneside Council's aim to bring forward a comprehensive housing redevelopment of the site. An indicative scheme is enclosed within the information pack; however, the positioning and size of our client’s site is such that it is also capable of stand alone development.

The site is now allocated as a preferred housing site in the Adopted North Shields Fish Quay Neighbourhood Plan (June 2013) and in-turn accords with the emerging North Shields Area Action Plan and North Tyneside Council Core Strategy. The successful bidder has an opportunity to secure a strategic position on the last major development site within the historic core of the Fish Quay Conservation Area.

LOCATION
The site occupies a prominent position between Union Road and Brewhouse Bank within the historic Fish Quay area of North Shields. North Shields is located 1.6 kilometres (1 mile) west of Tynemouth, 4.8 kilometres (3 miles) south of Whitley Bay and 13 kilometres (8 miles) east of Newcastle city centre.

Road access is primarily via the A193 from the west which connects to the A192 and in turn links to the A1058 and A19 trunk roads; both of which provide access to Newcastle to the east and the North and South Tyneside conurbations to the north and south respectively. Tynemouth Village is located within close proximity to the east.

The site benefits from being on the historic and vibrant North Shields Fish Quay which accommodates not only the fishing boats and a range of historic buildings and Cliffords Fort opposite, but also a popular range of cafes, restaurants, pubs and specialist retailers.

Tynemouth Village is within walking distance to the east via the riverside promenade which offers panoramic views of the Tyne estuary, Collingwood Monument, Tynemouth Pier and South Shields Pier.

The Fish Quay area has gone through a renaissance over previous years with many attractive residential developments (both conversions and new build) taking place including the adjacent award winning Irvin Building and nearby Renaissance Point. The Fish Quay itself has continued to benefit from strong occupier demand from renowned local restaurateurs which has complimented the growing residential community and number of visitors to the area.
**DESCRIPTION**

The site comprises approximately 0.41 Ha (1.02 acres) and occupies a prominent position fronting Union Road and Brewhouse Bank. The site is currently largely undeveloped and is bounded by Union Road to the south and east, The Low Lights Tavern to the south west with adjacent Council owned and private land creating the western and northern boundaries.

In addition to the main site outlined red on the OS Plan, there is an additional area outlined blue included within the sale extending to approximately 335 sq. m. (0.08 acres) at ground floor only.

There is currently no vehicular or pedestrian access to the site; however, it is anticipated that access will be taken from Union Road to the south east of the site.

The site benefits from being within close proximity to a range of local amenities along with public transport links including North Shields and Tynemouth Metro stations. North Shields Ferry and International Ferry Terminals are located approximately 1.5 kilometres and 2.5 kilometres to the west.

**PLANNING**

The site has been designated as a housing site under the Adopted North Shields Fish Quay Neighbourhood Plan (June 2013) which has Supplementary Planning Document (SPD) status and accords with the emerging North Shields Area Action Plan and Core Strategy.

The entire Tyne Brand site has an indicative allocation of 100 units within the aforementioned plans.

The site is located within the historic core of the Fish Quay area and is situated within the Fish Quay Conservation Area. Adjacent and surrounding designated land uses include Housing, Mixed Use, Leisure, Tourism and Fishing along with areas of Green and Open Space.

An indicative residential scheme in line with published design guidance of the entire site is available within the information pack. The scheme includes an apartment block of 20 apartments on the corner of Union Road/Brewhouse Bank (mirroring the adjacent Irvin Building) with approximately a further 60 town houses on the remainder of the entire site.

The size and positioning of the site provides the opportunity to develop intensive residential proposals on a stand alone or comprehensive basis.
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CONTACT
For further information or to make an appointment to view, please contact:

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SERVICES
We are advised that services are available from Union Road to the south and east; however, interested parties are advised to make their own enquiries of the utilities companies.

METHOD OF DISPOSAL
We are instructed to invite informal sealed tenders for our client’s freehold interest. Tenders are sought by 12 noon Friday 27th March 2015.

Tenders should be sent to:
David Craig, GVA, Central Square, Forth Street, Newcastle Upon Tyne, NE1 3PJ. Alternatively tenders can be emailed to david.craig@gva.co.uk.

Bidders must complete the bid pro forma provided within the information pack.

Please note that our client is not obliged to accept the highest or indeed any offer.

INFORMATION PACK
An information pack is available upon request which includes the following:
- Bid Pro Forma and Tender Labels;
- Indicative Housing Scheme;
- Title Information;
- Site Plans;

VIEWINGS
The site is relatively open in nature and can be viewed from Union Road. Bidders are strictly forbidden from entering the site without prior approval from sole selling agents GVA.

VAT
We are advised that VAT will be chargeable on the transaction.

TITLE
In addition to the main site outlined red on the OS Plan, there is an additional area outlined blue included within the sale extending to approximately 335 sq. m. (0.08 acres) at ground floor only, full details of which are included within the information pack.

LEGAL AND SURVEYORS COSTS
Each party is to be responsible for their legal and surveyors costs incurred in the transaction.

TENURE
The site is to be sold freehold with vacant possession.

SITE INVESTIGATION
An intrusive site investigation across the entire site is available within the information pack.

DISCLAIMER
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