



**13.1
ACRES**

Prime Development Land
LEAM LANE
Gateshead NE10 8YF

Port of Tyne

Tyne Tunnel 2

A19

Sunderland →

← Newcastle

A184

A184

Follingsby Park

A194

A195

Proposed large-scale mixed-use development

J2

↓ Durham A1 (M)





Location	Drive-Time
A1 (M)	5 mins
Tyne Tunnel	11 mins
Newcastle	15 mins
Durham	19 mins
Sunderland	20 mins

Traffic

Daily average of vehicles that pass the site in both directions.



DAILY TRAFFIC
53,753 VEHICLES

	A194(M)	A195
Cars and Taxis	31,291	9,232
Buses and Coaches	100	20
Light Goods Vehicles	8,110	1,787
Heavy Goods Vehicles	2,249	314
TOTAL	41,750	11,353

Source: Department of Transport
(2023 Statistics)

LOCATION / DESCRIPTION

The site comprises undeveloped land prominently located on the junction of the A194(M) and A195 in Gateshead. The site is opposite the 110-acre Follingsby Park and Amazon's Fulfilment Centre and Delivery station and sits in a strategic position on the North East's road network with the A194(M) providing direct access to both the A1(M) and A19.

- **Strong local customer base** with a large residential population on the doorstep, complemented by significant passing traffic.
- **Major residential growth planned nearby**, with land adjacent to the site being promoted for a substantial housing scheme.
- **Future rail connectivity** through the proposed **Leamside Line extension**, including a planned new station at Follingsby.
- **Strategic employment location** within an area experiencing a well-documented undersupply of employment land across Gateshead and Newcastle.
- **Long-term planning support**, with the relevant local plan scheduled for adoption in 2028, helping shape future development in the area.

PLANNING

The site is currently designated Green Belt and safeguarded as a Park & Ride allocation in the Gateshead Borough Council Local Plan.

It is now being actively promoted through the Newcastle/Gateshead Joint Local Plan process and offers strong potential for a range of commercial uses, including roadside, industrial/logistics, retail, self-storage, hotel and office development.

The existing Park & Ride allocation is expected to be removed alongside release from the Green Belt.

Interested parties are requested not to approach Local Planning Authority at this stage.

**SUBMIT
EXPRESSIONS OF
INTEREST BY:
THURSDAY 30TH
APRIL 12PM**

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