

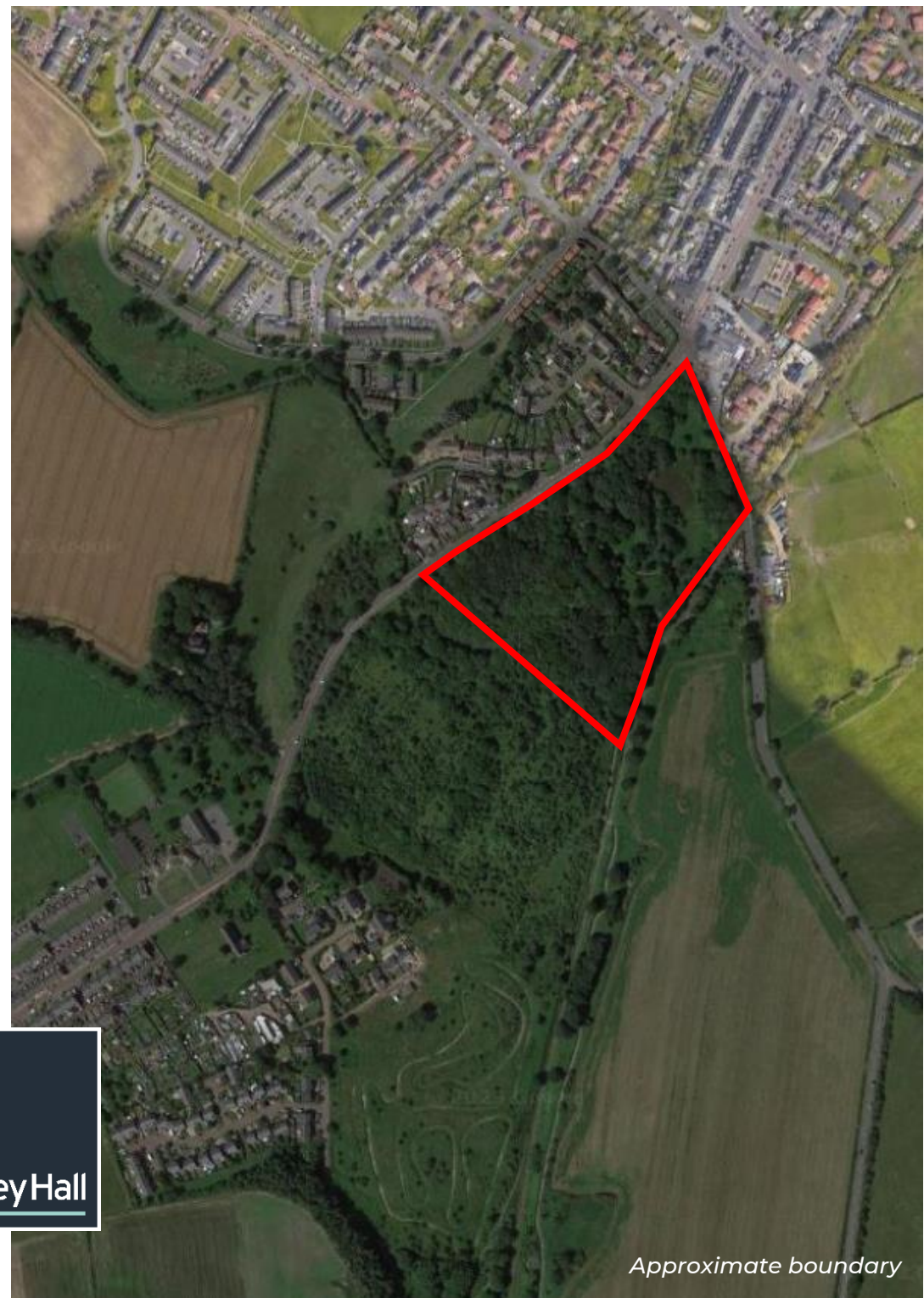
LAND FOR SALE

Land on the south west side of A6076,
Sunniside, Gateshead, NE16 5DH

- Rare Opportunity
- Popular village location
- Site totalling approximately 10 acres
- Freehold

Freehold offers invited

BradleyHall



Approximate boundary

OPPORTUNITY

Bradley Hall is delighted to be appointed to market this land on the south west side of A6076, Sunnyside, Gateshead, NE16 5DH.

LOCATION

The subject site is located between the A6076 and A692 (Gateshead Road) in Sunnyside, Gateshead. Sunnyside is a village in the Metropolitan Borough of Gateshead and is situated 1.6 miles south of Whickham, 2.6 miles west of Team Valley Trading Estate and 4 miles east of Rowlands Gill.

Sunnyside benefits from local amenities including Kato Pan Asian Cuisine, Travellers Rest, Rosie's and Wonderland Hair & Beauty. There are nearby local attractions including Tanfield Railway Station, Sunnyside Park, Watergate Park, Gibside National Trust and Derwent Walk.

The site can be accessed by road and public transport links with local bus routes parallel to the site which provide direct access to Newcastle upon Tyne city centre, Stanley, Lanchester and Consett. The nearest train station is Dunston which is 3.4 miles away. Road links include A692 which links with the A68 to the west, via Consett and the A1 (M) to the north east.

DESCRIPTION

The site comprises approximately 10 acres (4.05 hectares).

TENURE

The sites are sold freehold with vacant possession.

TERMS

Freehold offers are invited for the site.

Our client does not have to accept the highest nor any offer submitted to the agent.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Adjacent to A6076
Adjacent to A692
2.3 miles from A1(M)
3.5 miles from A694
3.4 miles from
Dunston Train Station



3 miles from Gibside
2.6 miles from Team
Valley Trading Estate
5 miles from
Beamish Museum
1.6 miles from
Whickham
Adjacent to Tanfield
Railway



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.