



Working in partnership with



Development Site FOR SALE

0.5184 ha (1.28 acres)

Former Backworth Primary School Site, off Station Road, Backworth Village.



Closing Date:
12 Noon Friday 15th March 2024

Location

This excellent development opportunity is located to the west of Station Road and to the southwest of Backworth Village centre. It is within the Backworth Village Conservation Area.

The site is bounded by, to the north of the site is a small development of four detached dwellings, to the south by the Grade II Listed Backworth Miners Welfare Hall, the east by mature woodland and Station Road and to the west by mature woodland and playing fields.

Access to the site is gained via a small road from Station Road which is shared by The Willows, Cottage Garden and North Lodge.

Description

The property currently consists of vacant land but formerly housed the old Backworth Primary School which was vacated a few years ago and following subsequent fire damage the site has been cleared.

The site extends to a size of 0.5184 ha (1.28 acres) exclusive of the access road.

Planning

The site offers development potential for residential uses subject to planning.

A previous planning consent was granted in 2020 under application 20/00569/FUL, for the development of 5 No. 4 Bedroom Detached and 2 No. 5 Bedroom Detached executive homes. This consent has now expired.

Interested parties should ensure that they discuss their own proposals for redevelopment with the North Tyneside Council Planning team, and consideration should be given to a pre application if necessary.

Price

Offers are invited for the freehold interest.

Title

Freehold subject to title check but initial indications are that it is free from any encumbrances that would prevent residential development.

In addition, the site benefits from both pedestrian and vehicular access rights across the area on the plan hatched, from Station Road.

Legal & Surveyor Costs

The purchaser will be responsible for the sellers reasonable legal, and surveyors' fees incurred in connection with this transaction.

Legal Fees will be 2% of the Sale Price subject to a minimum fee of £5,000 (Five Thousand Pounds).

Surveyors Fees will be 2% plus VAT of the Sale Price subject to a minimum fee of £5,000 plus VAT (Five Thousand Pounds).

Closing Date

Closing date for sealed offers are to arrive at North Tyneside Council offices no later than **12 noon on Friday 15th March 2024,**

Offers should be accompanied by details of the development proposals for the site.

The Authority reserves the right not to accept any offer should they determine the proposals linked to it are not appropriate for the site.

Viewing and Further Information

For further information, please contact Steve Jackson of Strategic Property

Steve Jackson: 07840 647 641

Email: stephen.jackson@northtyneside.gov.uk

Strategic Property: (0191) 643 2142

Or strategicproperty@northtyneside.gov.uk

Tender Process

Offers should be submitted on the enclosed Offer Form and submitted along with all supporting documentation.

The Offer Form and supporting documentation should be sealed in an unmarked envelope.

The green adhesive address label supplied should be adhered to the front of the envelope. Tenders submitted without the correct label attached risk being opened prior to the closing date for offers and as such would need to be removed from the selection process.

Please note Offer Forms and adhesive address labels are available upon request.

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.