

FORMER VENATOR SITE

MARY AVENUE, BIRTLEY, CHESTER-LE-STREET DH3 1QX

Significant Former Manufacturing Site For Sale



HIGHLIGHTS

- Rare significant brownfield site offered for sale via Informal Tender, suitable for commercial and residential uses subject to the necessary planning consents.
- The site comprises the former Venator manufacturing facility, previously used for industrial and process-based manufacturing operations.
- Located in Birtley, with immediate access to Junction 66 of the A1(M) directly south of Newcastle upon Tyne.
- Birtley is a town located within the Metropolitan Borough of Gateshead, situated approximately 6 miles south of Newcastle upon Tyne, 6 miles north of Durham, and 10 miles west of Sunderland.
- Situated in the A1(M) strategic employment corridor, identified within the Gateshead Local Plan as a priority location for the protection, regeneration, and intensification of employment land.
- Significant provision of legacy manufacturing and logistics buildings extending to approximately **203,870 sq. ft.**
- Total site area of approximately **16.47 acres** (6.67 hectares).
- Demand for new build housing in Birtley has already been established following the delivery of nearby schemes by Persimmon Homes and Linden homes.
- Offers are invited for the Freehold via Informal Tender.
- **Freehold.**



*Indicative boundary only



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LOCATION

Birtley is a town located within the Metropolitan Borough of Gateshead, in the county of Tyne and Wear, North East England. Historically an industrial centre, Birtley has evolved into a well-connected commercial and residential location, benefiting from its strategic position close to major regional centres.

The town lies approximately 6 miles south of Newcastle upon Tyne, 6 miles north of Durham, and 10 miles west of Sunderland. Birtley benefits from a strong local labour catchment and proximity to key employment hubs across the North East. Major employers within the wider area include Nissan UK, Amazon, Komatsu, Greggs, Barclays, NHS Trusts, and a range of logistics and manufacturing operators located along the A1(M) corridor.

SITUATION

The former Venator site is situated in Birtley, Chester-le-Street, in a strategically important location adjacent to the A1(M). The site benefits from immediate access to Junction 66 of the A1(M), providing excellent north-south connectivity to Newcastle upon Tyne, Durham, and the wider national motorway network.

The location is well suited to industrial, logistics, and residential uses, with strong accessibility for both goods vehicles and employees. Birtley's position along the A1(M) corridor has established it as a key industrial and distribution location within the North East, with a number of established business parks and industrial estates in the surrounding area.

Public transport links are also available, with regular bus services connecting Birtley to nearby towns and city centres, while Chester-le-Street and Durham railway stations are both within a short drive.

PLANNING CONTEXT

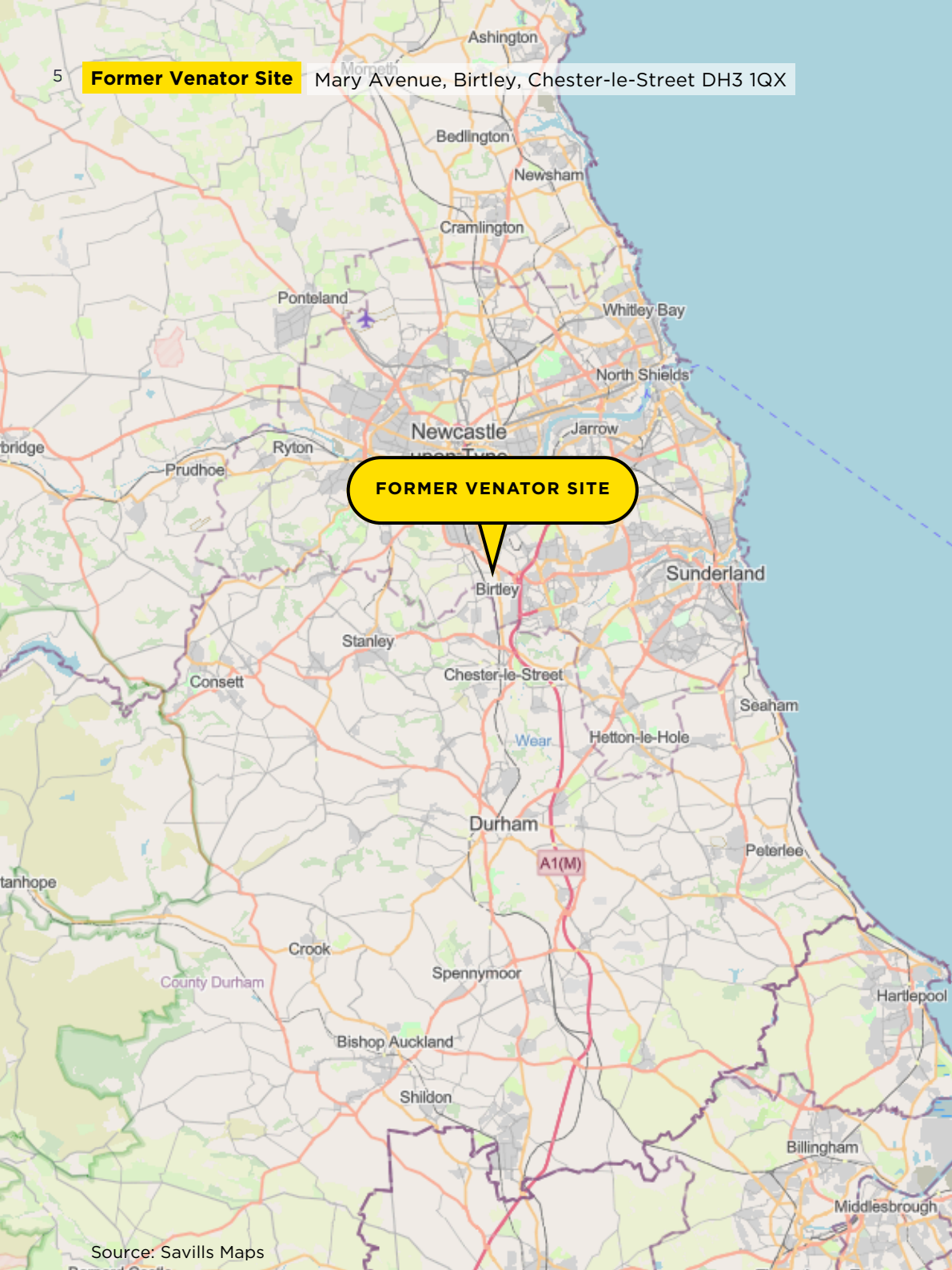
The former Venator site is located within an established employment area along the A1(M) corridor, a location that aligns closely with the Gateshead Local Plan (adopted 2021) and its overarching economic growth objectives.

The Local Plan identifies the A1(M) strategic employment corridor, including Birtley, as a priority location for the protection, regeneration, and intensification of employment land. Local planning policy supports the re-use of brownfield sites for employment-generating uses, including industrial, logistics, manufacturing, and development, particularly where sites benefit from excellent motorway accessibility.

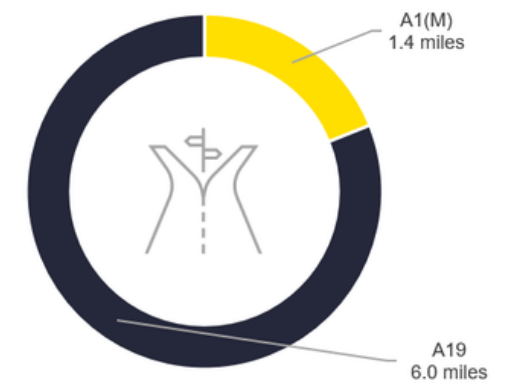
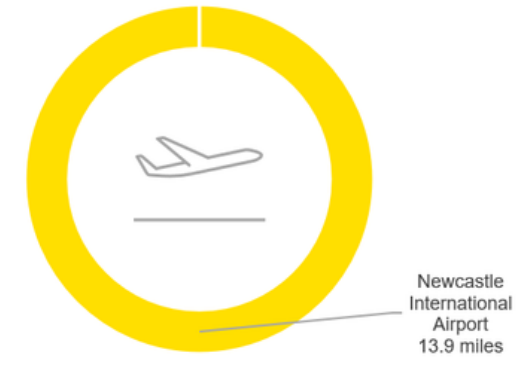
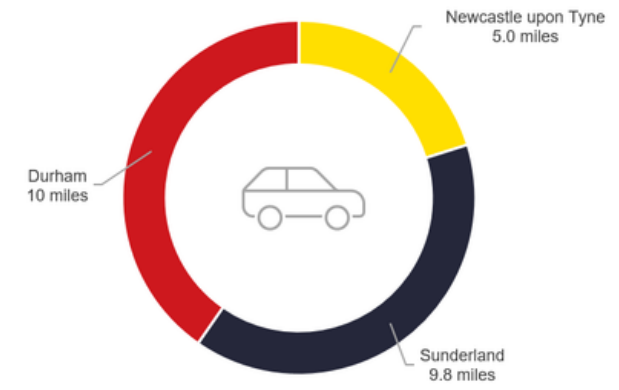
The redevelopment of the former Venator site would therefore be consistent with Gateshead Council's objectives to modernise the borough's employment land portfolio, attract inward investment, and reinforce Birtley's role as a strategically important employment location within the wider North East economy.

In addition, the site aligns with North East Combined Authority economic priorities, which seek to support advanced manufacturing, logistics, and clean growth sectors through the regeneration of well-located brownfield sites.





CONNECTIVITY



THE SITE

The former Venator site comprises a substantial previously developed (brownfield) industrial site, historically occupied by Venator Materials, an international chemical manufacturing business, and was used primarily for industrial and process-based manufacturing operations.

The site extends to approximately 16.47 acres with legacy Grade C buildings extending to 203,870 sq. ft. Infrastructure associated with its former industrial use remains in place, including areas of hardstanding and internal access routes, which may be suitable for clearance or redevelopment, subject to detailed technical and environmental assessments.

The closure of the Venator facility presents an opportunity to re-purpose a strategically located brownfield site for modern employment or residential uses. Redevelopment of the site would align with Gateshead Council's Local Plan objectives, which support the regeneration of previously developed land, the modernisation of employment sites, and the delivery of sustainable economic growth. Potential future uses include industrial, logistics, advanced manufacturing, residential uses or hybrid employment-led development, subject to planning consent.

Gleeson Homes was awarded detailed planning consent in August 2025 for the development of 276 dwellings on land immediately south of the subject site. To be known as 'Elisabeth Park', the scheme will comprise a mix of two, three and four bed family homes. Gateshead Regeneration Partnerships (C/O Vistry) have also submitted a planning application for the development of 106 dwellings on land immediately east of the subject site, which is yet to be determined. Subject to planning permission, and all other necessary consents, Savills is of the opinion that the site therefore presents residential developers with an unique opportunity to deliver a sought after infill scheme, situated in an established market location.







SITE AREA

Total site area extends to approx. 16.47 acres (6.67 hectares).

TENURE

Freehold title number TY276218.

SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

VAT

All offers received will be deemed to be exclusive of VAT where chargeable.

ANTI MONEY LAUNDERING

A successful bidder will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.

DATAROOM

Access to the dataroom can be provided on request.

LEGAL AND SURVEYING FEES

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.



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PROPOSAL

We are instructed to dispose of our client's freehold interest via Informal Tender. Tenders are requested by noon Monday 13th April 2026. Tenders are to be submitted directly to:

Glenn Laws (glenn.laws@savills.com) or Nick Bramwell (nick.bramwell@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Supporting layout plan;
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

CONTACT

For further information please contact:

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