

Strawberry Place

Newcastle upon Tyne NE1 4TD

Superb Strategic Development Site For Sale

0.65ha (1.62 acres)



Gallowgate

St James' Boulevard

Potential for a variety of uses subject to planning

Location

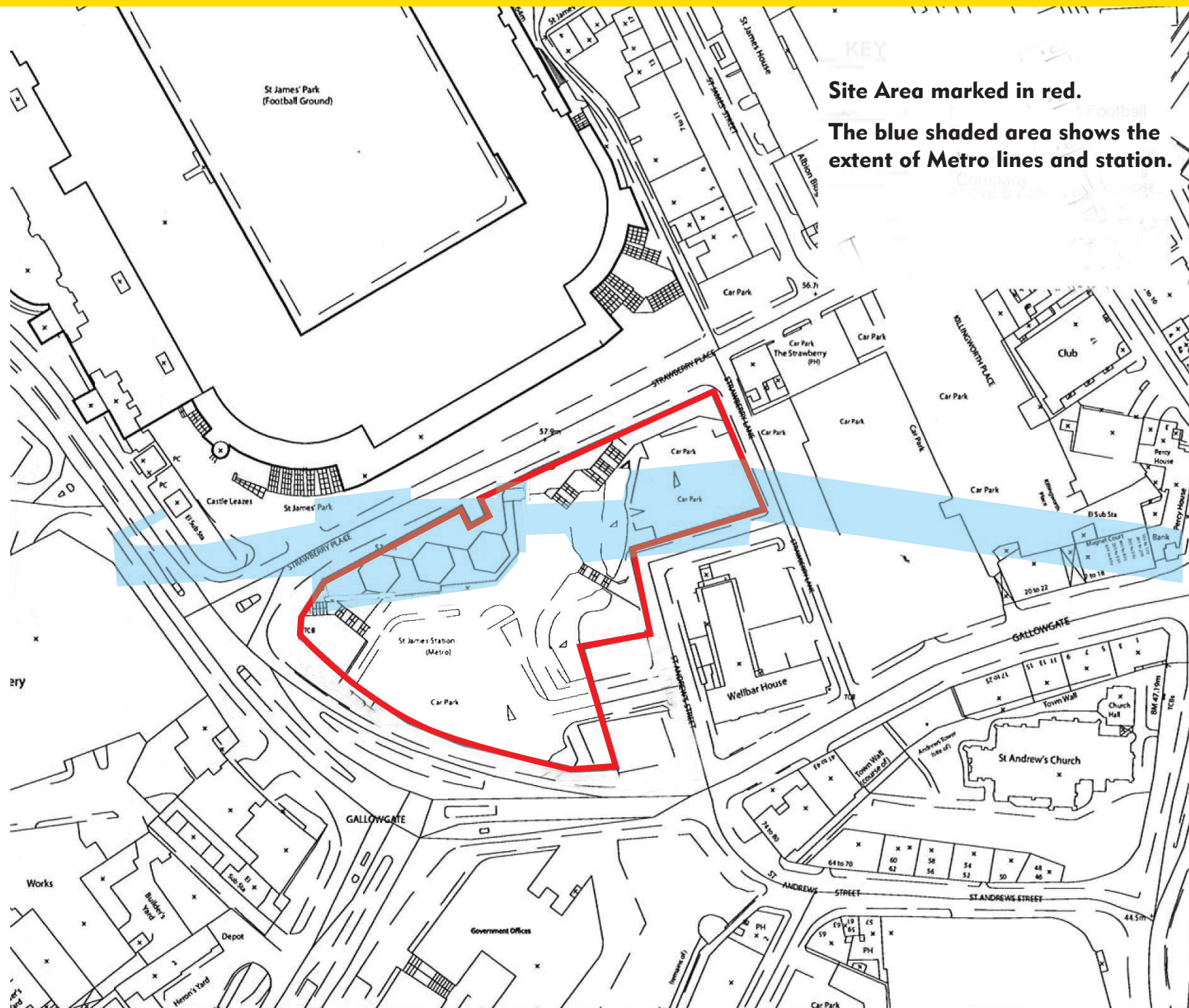


- ### Newcastle upon Tyne
1. Strawberry Place Site
 2. St James' Park
 3. Sandman Signature Hotel
 4. Newcastle University Business School
 5. Science City Site
 6. Eldon Square Shopping Centre
 7. ChinaTown
 8. The Gate
 9. St James' Boulevard
 10. Central Station
 11. Grey Street
 12. Tyne Bridge
 13. Sage Music Centre
 14. Baltic Arts Centre
 15. Redheugh Bridge

Site Boundary



Site Boundary and Metro position



Site Area marked in red.
The blue shaded area shows the extent of Metro lines and station.

Location

The site is superbly located in a very prominent position in Newcastle city centre, directly to the south of St James' Park, home of Newcastle United FC, and adjacent to St James' Metro Station. It is bordered by Strawberry Place to the north, Gallowgate to the west and St Andrews Street to the east.

The area around St James' Park and Gallowgate has been at the centre of development activity over recent years. Significant mixed use development has taken place at Liberty Plaza directly to the south west of the stadium, including a new 100,000 sq ft teaching space for Newcastle University Business School, a 183 room hotel in the former Scottish & Newcastle Brewery Headquarter building which has been converted to the Sandman Signature Hotel, 852 student bedrooms, with an additional 444 student bedrooms under construction.

Slightly further afield, the Science Central site, on the site of the former Scottish & Newcastle Brewery complex, has been earmarked for a mixed use development to include research and science related commercial uses, offices and an incubator unit for start up business.

The site is a short walking distance from the main shopping area centred around Eldon Square and is also within a short distance of

Newcastle University, whilst it is also easily accessible by road with Gallowgate and St James' Boulevard providing access to the A1 to the north and south.

Description

The site encompasses St James' Metro Station and a surface level car park with landscaping, together with subterranean levels and air space above St James' Metro Station. There is vehicular access to the site from St Andrew Street.

The site extends to 0.655 hectares (1.619 acres) and this includes 0.939 hectares (0.238 acres) of air space above the Metro Station.

Land Ownership

The Council own a strip of land to the south of the site, extending to back of pavement. Representatives from Newcastle City Council's Property and Asset Management division have confirmed that whilst officers are willing to enter into discussions on the disposal of the land to facilitate development, the decision on whether or not to dispose of the Council's interest will be a commercial one and will be subject to all necessary Council approvals. It is, therefore, suggested that interested parties give consideration as to whether the inclusion of this land would be of benefit. If so, this can be the subject of further discussion with representatives from the Council co-ordinated by Storeys Edward Symmons.



Tenure

The site is held by way of a 125 year lease dated 4 August 1998 at a rent of one peppercorn, with a lease expiry date of 2123.

The lease was assigned on 23 February 2004 to Newcastle United Holdings Ltd.

The site is currently leased to the City of Newcastle for a term expiring on 28th September 2014 at a rent of £82,400 per annum for car parking.

The Opportunity

The opportunity exists to purchase the long leasehold interest of the site.

A copy of the lease is available upon request.

Guide Price

Upon application

Disposal

Bids are sought by 12 noon on Friday 13 December 2013.

Development Brief

A development brief has been prepared, including information on the following:-

- A detailed description of the site ownership.
- Metro constraints.
- A summary of development activity in the surrounding area.
- Planning policy.
- Scale and massing.
- Potential uses.
- Transportation and parking.

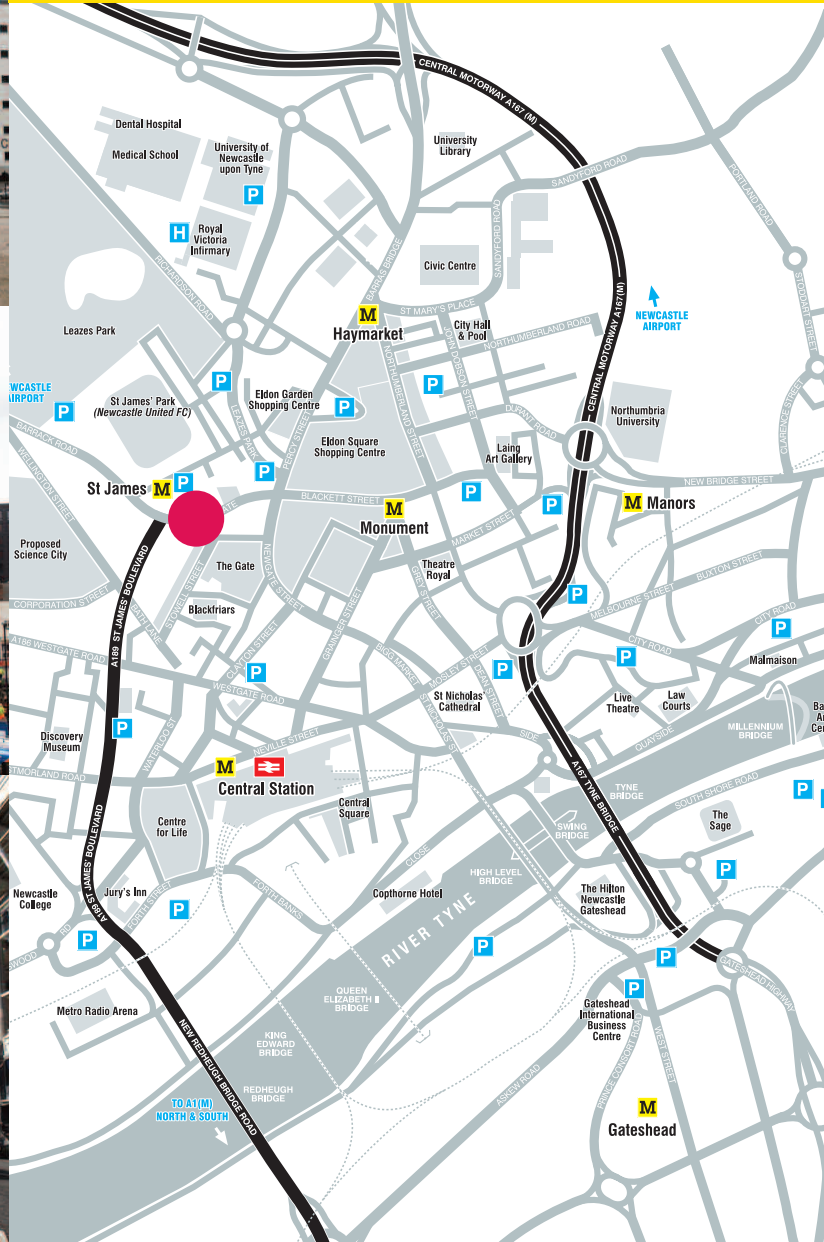
Viewing

The site is open for inspection.



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