

PRIME INDUSTRIAL DEVELOPMENT LAND FOR SALE.

BASSINGTON LANE • CRAMLINGTON •
NORTHUMBERLAND •
NE23 8AD



- Industrial Development Site
- Approx 5 Acres
- Excellent Location Close to A19 & A1

- Oven Ready Site
- Full Planning Obtained for 101,000 Sq Ft
- May Suit Open Storage Uses



FLINT
REAL ESTATE

SITE SUMMARY

**Rare opportunity to purchase 5 acres
of prime industrial development land
benefitting from full planning
permission for up to 101,000 sq ft**

- Prime freehold development site in an established industrial estate location
- Excellent road connectivity with A1 & A19 in easy reach
- Full planning permission for 101,000 Sq Ft
- Ref: 23/03709/FUL
- Design and build opportunities may be considered
- Services connected
- Ideal for open storage uses
- Price on application
- Conditional and unconditional offers sought for the freehold





LOCATION

Cramlington is located approximately 8 miles north of Newcastle upon Tyne and 7 miles southeast of Morpeth. The area has excellent road connectivity with the A1, A19 and A189 trunk road all within easy reach which provide access to Newcastle, North Tyneside and South Tyneside and Sunderland via the Tyne Tunnel.

Bassington Industrial Estate is situated in the northwest of Cramlington industrial area with access off Fisher Lane A1059 which connects to the junction of the A19/A1 interchange at Seaton Burn. Cramlington Town Centre with its amenities is approximately 1 mile southeast.

The site fronts onto Nelson Drive within Bassington Industrial Estate where occupiers close by include Daikin, Miller UK, PHC and CNC.

Newcastle Airport is located approx. 10 miles to the south west accessed via the A1 and A696.

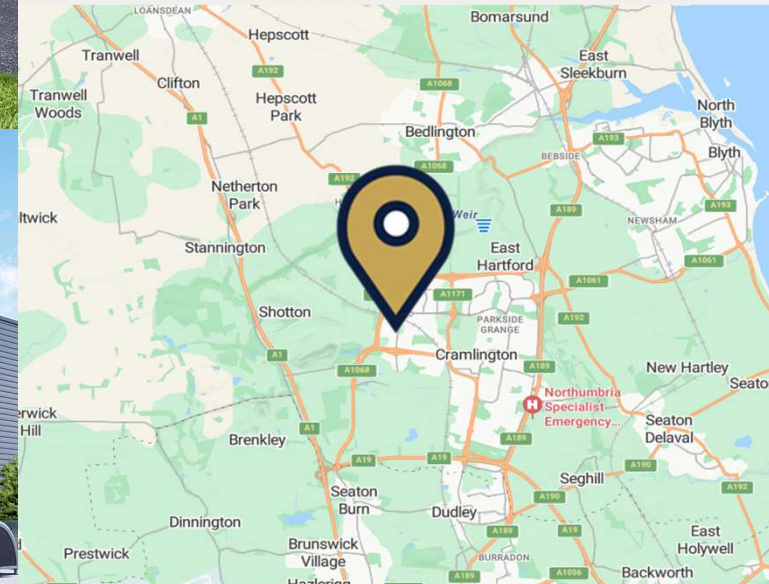
The surrounding area is made up of a mix of modern and traditional warehousing and manufacturing units.



DESCRIPTION

Rectangular and level development site with full planning permission for 101,000 sq ft of warehouse space.

The proposed indicative scheme incorporates three blocks, of 30,000 sq ft, 23,000 sq ft and 48,000 sq ft.



SAT NAV: NE23 8AD



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PLANNING

The site benefits from full planning under reference: 23/03709/FUL for 101,000 sq ft of employment space.

The site has also benefitted from a number of other planning permissions including an Outline permission for 14no B2/B8 units. Ref: 19/04502/OUT

A full suite of planning documents including ground investigations are available.

DESIGN & BUILD

Design and build opportunities may be considered on a freehold and leasehold basis however a sale of the land is preferred.

ASKING PRICE

On application – please contact the agents.
Unconditional and conditional offers sought.

BUSINESS RATES

Ratable Value: TBC



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

N/A

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared January 2025.