

FOR SALE
Jesmond Dene
Nurseries
Prime Residential
Development Site

Jesmond Dene Road, Jesmond, Newcastle upon Tyne, Tyne and Wear, NE2 2EY

LOCATION

Jesmond lies to the west of the River Ouseburn just to the north of Newcastle city centre and is an attractive and popular residential suburb. The area along the Ouseburn River Valley is designated a country park, offering a tranquil and green setting. Jesmond contains some of Newcastle's most desirable properties, many being substantial Victorian and Edwardian houses supplemented by new high end development. The site occupies a prominent location with an extensive frontage to Matthew Bank, one side fronting Jesmond Dene Road, the other Castles Farm Road and the rear boundary looking directly out over Jesmond Dene.

The principal road access is from Jesmond Dene Road, on the opposite side of which is La Sagesse, a new development of an historic property into high end houses and apartments.

The site is widely regarded as one of the most desirable development opportunities to be brought to the market of late, given the appeal of the surrounding area. Its position provides good access to the retail and leisure amenities of Jesmond's Osborne Road and Acorn Road, quick access into the City via Great North Road and also immediate access to the popular Jesmond Dene.

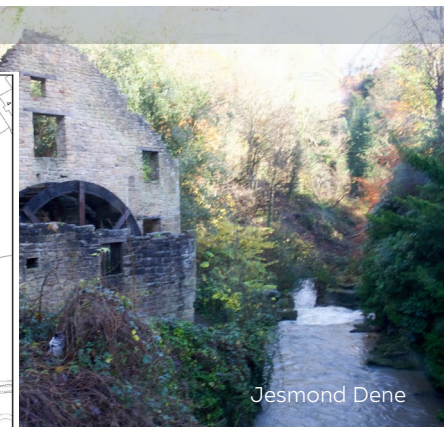
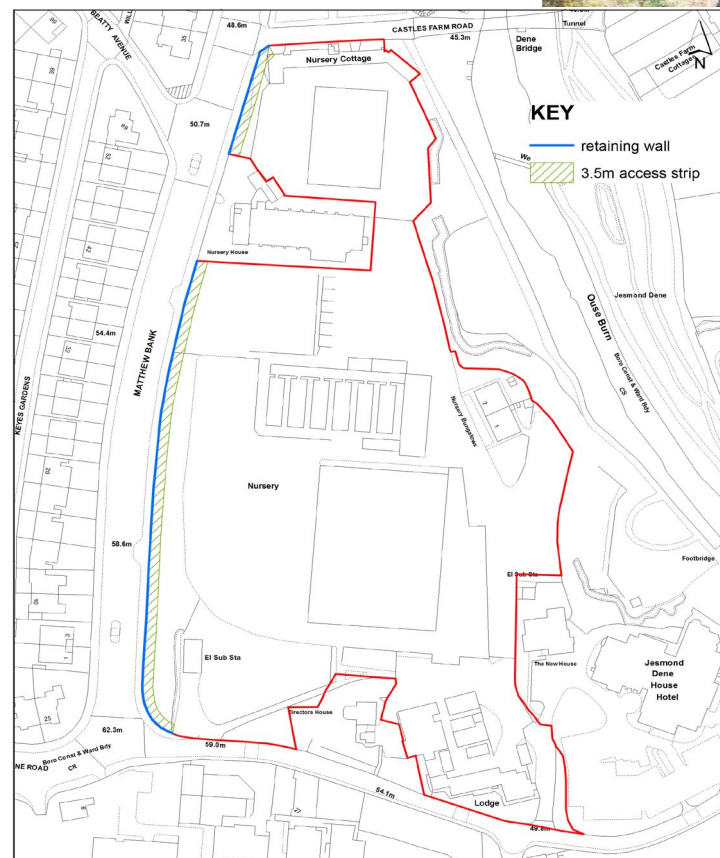
Local transport is provided by close proximity to Ilford Road, West Jesmond and South Gosforth Metro Stations as well as a number of local bus routes.

DESCRIPTION

The site sits at a lower level to Matthew Bank on a plateau with the Jesmond Real Tennis Club. It is in an exclusive setting being surrounded by a number of mature trees and woodland.

The property comprises a substantial, largely cleared and level site of approximately 6.4 acres, once home to the Newcastle City Council plant nurseries.

At the entrance to the site are former stable blocks (Grade II Listed) as well as the lodge and more recently constructed laboratory buildings. To the northern end of the site on Castles Farm Road is Nursery Cottage, a three bedroom two reception room house with associated outbuildings. About half of the rear boundary of the nursery site is marked by a stone wall, and lies adjacent to the Ouseburn River Valley Park with a backdrop of mature trees.



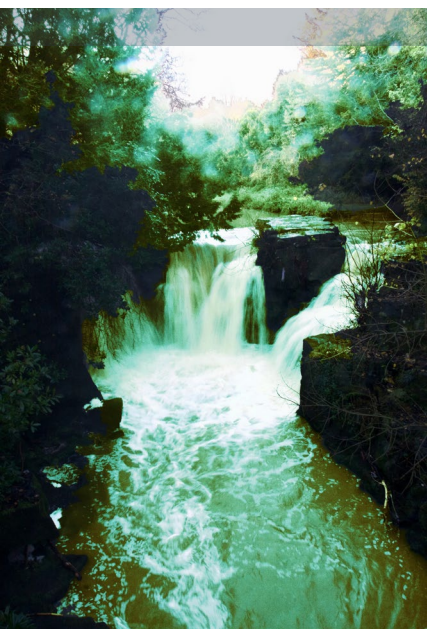
Jesmond Dene



La Sagesse Housing Development



Acorn Road shops



PLANNING

We recommend interested parties make contact with Newcastle City Council's Planning Department.

METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Tender. Tenders are requested by 12 noon 4th December 2019 and are to be submitted in line with the submission label contained within the Information Pack. Bidders are asked to provide the information outlined within the Tender Bidding Requirements document, also contained within the Information Pack.

INFORMATION PACK

An information pack is available which includes the following:

- Topography Survey*
- Site Plan*
- Adoption Plan*
- Desk Top Survey*
- Planning and Marketing Brief*
- Tender Bidding Requirements
- Submission Label

* For information purposes only and should not be relied upon.

VIEWING

We will be holding several block viewings from 10am to 12 noon on the following days:

- 12th September 2019
- 26th September 2019
- 10th October 2019

VAT

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

LEGAL COSTS & FEES

Upon completion, the purchaser will be required to pay the vendor's reasonable legal fees (on a time cost basis) and surveyors fees (equivalent to 1% of the purchase price). Upon offer acceptance, an undertaking for costs will be required from the successful bidder payable if the matter fails to complete; this will be for reasonable legal fees on a time cost basis and 50% of the 1% surveyors fee.

FURTHER INFORMATION

For further information please contact:

Jonathan Sykes

Director & Head of Transactional
Business

T: 0191 338 8327

E: jsykes@lsh.co.uk

David Robinson

Senior Surveyor - Development

T: 0191 338 8306

E: drobinson@lsh.co.uk

**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk