

# COMMERCIAL / ROADSIDE DEVELOPMENT OPPORTUNITY

SANDYLANE (A1056),  
KILLINGWORTH,  
NEWCASTLE UPON TYNE,  
NE13 6PE



**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT



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NEWCASTLE UPON TYNE, NE13 6PE

## Approximate Mileages

Killingworth 4.5 miles - Gosforth 4 miles -  
Cramlington 4.5 miles - Newcastle upon Tyne 9 miles

## Property Summary

George F. White are pleased to present a commercial / roadside retail / employment opportunity located in Killingworth, North Tyneside. The site extends 16.3 ac and is allocated for employment under use classes B1, B2 & B8 in the North Tyneside Council Local Plan. The site will be accessed from a new junction being installed by Aldi who will neighbour to the south.

**EXPRESSIONS OF INTEREST INVITED BY**

**15 DECEMBER 2023**

## Summary

George F. White are pleased to present a commercial / roadside / employment development opportunity located in Killingworth, North Tyneside. The site amounts to approximately 16.3ac / 6.6ha, with an allocation for employment use.

The land edged blue has planning permission for an Aldi food store (class E). It is anticipated the site will be accessed from a newly installed junction over the land hatched black, subject to conclusion of planning and sale to Aldi.

The site is conveniently located for excellent connections to the A1 and A19.

## The Location

The site is located to the east of the proposed Indigo Park, which will extend to 82 acres, making it the largest warehouse development in the North East. Sandy Lane (A1056) is located to the South, and has approximately 3000 vehicles per hour during morning traffic. Local businesses include car dealerships, haulage firms and other commercial users. The land west of the blue edge land has been developed for a petrol station, retail shop and Greggs drive-thru.

Residential development for over 500 units is finalising construction to the east of the site.

## Access

Immediate access to the site is from Great

Lime Road (B1319), Weetslade roundabout and Sandy Lane (A1056). The main parcel of land will be accessible by a new entrance and access road which will be installed as part of the forthcoming retail development over the land hatched black.

## Planning

The site has been allocated in the North Tyneside Council Local Plan for employment development under use classes B1 (business) B2 (industrial) and B8 (storage and distribution) uses. A link to the [Tyneside Council Local Plan](#) can be accessed here, which contains relevant information in S2.2. P. 41-43.

Neighbouring land within the same allocation has been developed for alternative use classes including Class E (car showrooms, petrol and roadside, restaurant/café) and A5 (hot food).

Please find planning application for the Aldi food store using the following reference application [23/00217/FUL](#).

## Services

This site has access to mains, foul and water with electrical connection being in the vicinity of the site. Further provision of services is anticipated as part of the forthcoming Aldi development (subject to sale conclusion). Interested parties are to make their own enquiries into the suitability of the services.





## Tenure

The site is sold Freehold with the following covenant:

Use class A1 (supermarket) is permitted with the restriction where

- food, alcohol and/or groceries are to be sold by a frozen food retailer with frozen/refrigerated foods being sold from not less than 75% of the total retail floor area, or
- the total retail floor area in any unit from which food/alcohol /groceries are sold as ancillary items less than 20% of total floor area (or 30% where the occupier is a Homes Bargains)

The land is therefore considered suitable for a variety of commercial uses, subject to the total retail floor area involved in the sale of groceries/food/auxiliary items must be less than 20% of the total retail floor area.

## What3Words

The location of the site can be found using the following link:

**[///powder.sulk.send](https://www.what3words.com/powder.sulk.send)**

## Viewings

Viewings are strictly by prior appointment with George F. White.

## Method of Sale

Initial expressions of interest are invited by 15 December 2023.

All offers are subject to contract and the landowner is not obliged to accept the highest or any offer.

## Key Contacts

For further information, please contact:

### Rhys Jones

07776 683 265 /  
rhysjones@georgefwhite.co.uk or

### Kristian Sorensen

07586 128 092 /  
kristiansorensen@georgefwhite.co.uk

### Ocean Atkinson

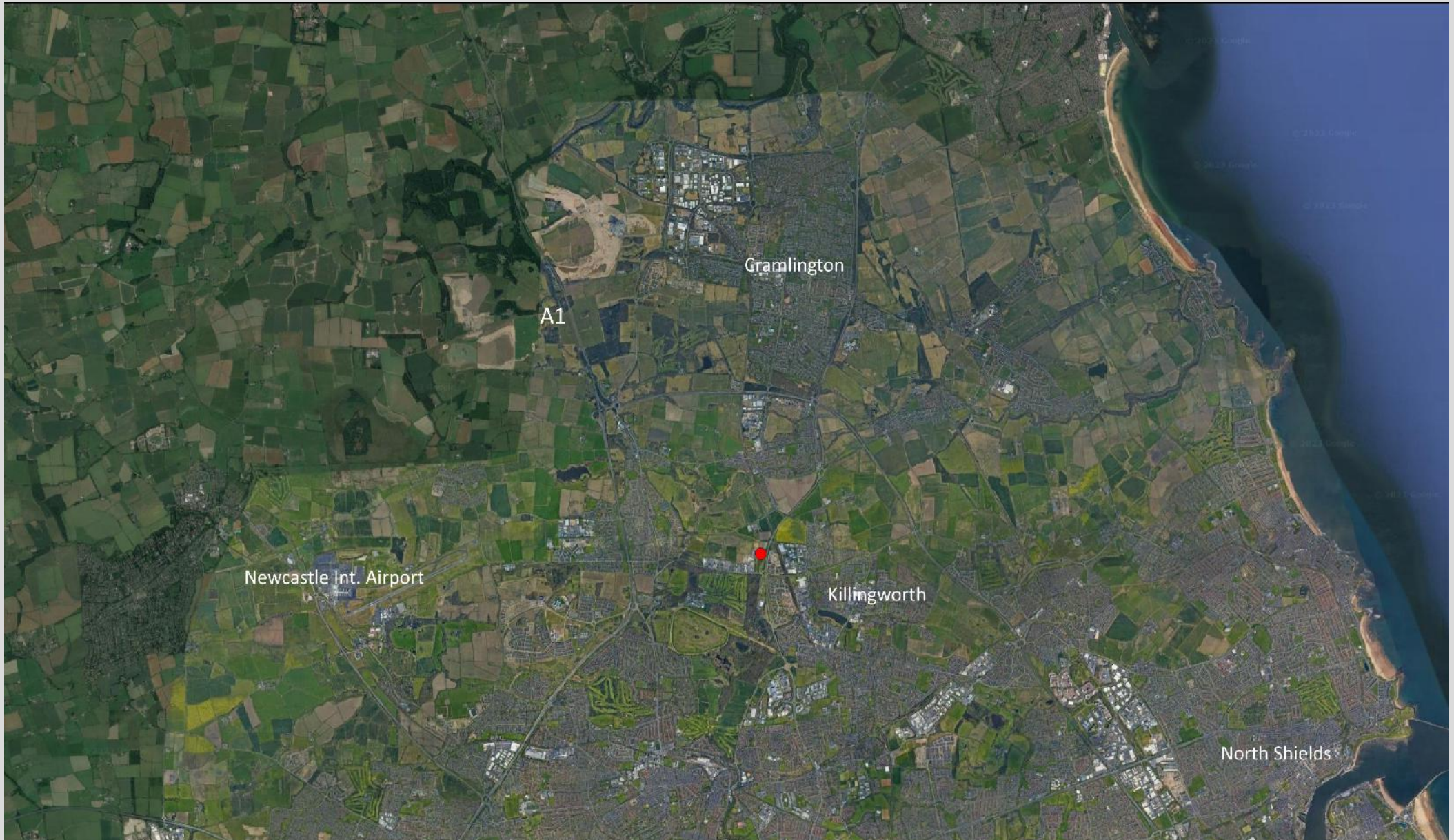
07575 920 905 /  
oceanatkinson@georgefwhite.co.uk

## Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract. Particulars dated October 2023.







## COMMERCIAL / ROADSIDE DEVELOPMENT LOCATION

SANDYLANE ((A1056), KILLINGWORTH  
NEWCASTLE UPON TYNE, NE13 6PE

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