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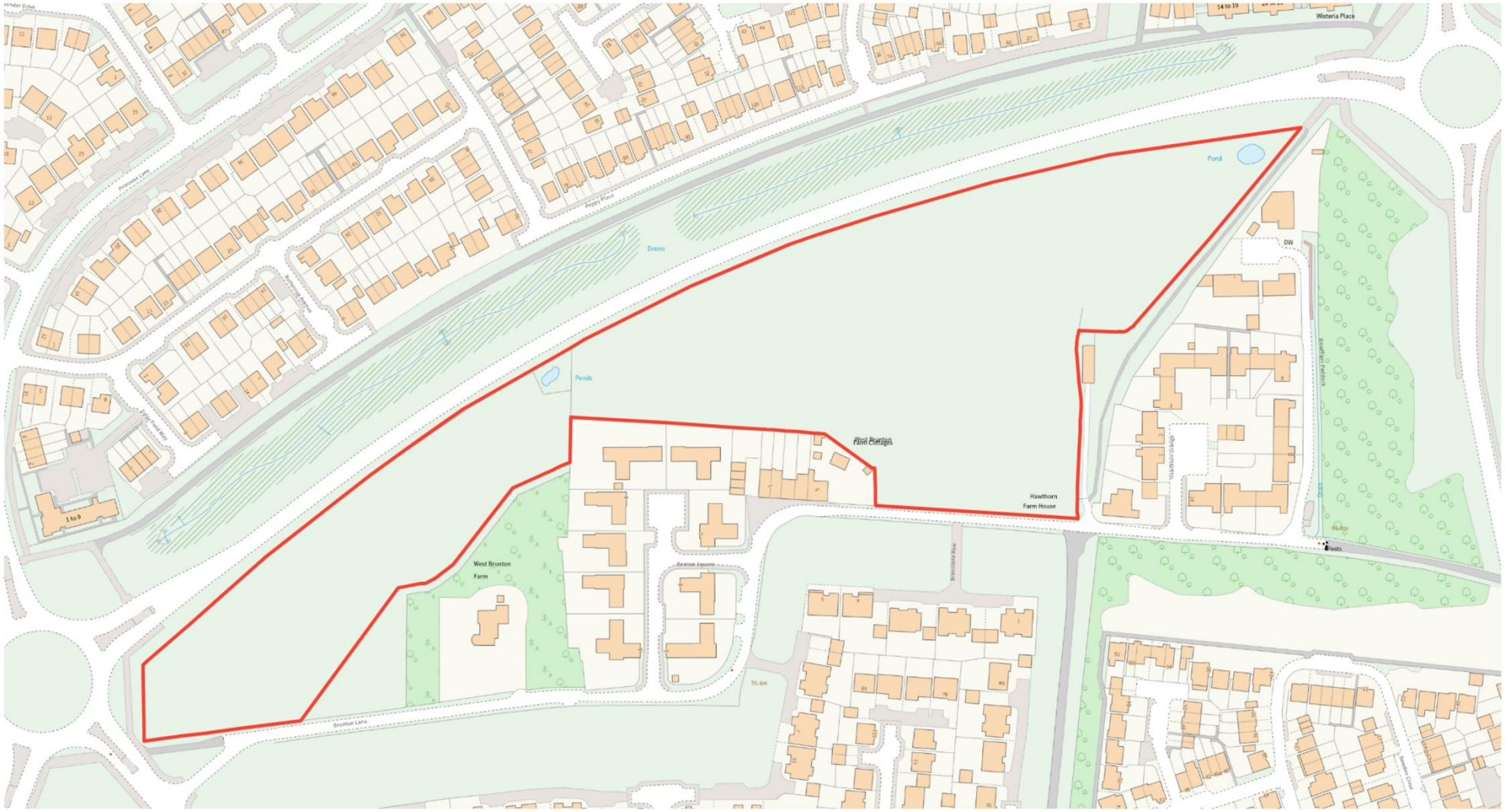
RESIDENTIAL DEVELOPMENT LAND FOR SALE

WEST BRUNTON, NEWCASTLE UPON TYNE

youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Development Land at West Brunton - Sale Plan

Land App



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For Indicative Purposes Only

50 m
Scale 1:2500 (at A4)

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RESIDENTIAL DEVELOPMENT OPPORTUNITY

West Brunton, Newcastle Great Park, Newcastle-Upon-Tyne

A prime residential development delivering up to 73 dwellings. The site has excellent access to schools and local centres.

- Site extending to approximately 4.47 Ha (11.05 Ac)
- Outline planning permission - Decision Ref: 2024/1569/01/OUT
- Situated in a thriving and popular area of Newcastle upon Tyne
- Excellent transport links to Newcastle Airport, the City Centre and Kingston Park/Newcastle Great Park Local Centres and Metro Station

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

THE PROPERTY

The property extends to approximately 4.47 Ha (11.05 Ac) of agricultural land and is situated north of Kingston Park and adjacent to Brunton Lane. It has become a hugely popular area, particularly with families, due to it's fantastic location and amenities.

Existing settlements in surrounding areas include Newcastle Great Park (construction began in 2001) as well as Kingston Park (constructed in the 1970s and 1980s). The development has exceptional transport links and is in close proximity to existing infrastructure such as Great Park Centre and Kingston Park Retail Centre.

PLANNING

The Property is located within the Newcastle Great Park Neighbourhood Growth Area and benefits from outline planning permission for residential development for up to 73 dwellings, adjacent to Kingston Village development.

Decision Ref: 2024/1569/01/OUT

The scheme includes:

- Access via Brunton Lane along the southern boundary
- 73 dwellings
- 15% Affordable Housing with the option to accommodate Affordable Units off-site

TITILE

The land is held freehold and will be sold with vacant possession.

METHOD OF SALE

- The property is for sale by way of informal tender
- Net offers to be submitted by 12pm Friday 24th April 2026
- youngsRPS are acting as the selling agent
- There are no public rights of way across the property. If you would like to access the property, please contact the selling agents.

DATA ROOM

Information about the site in full detail is available on a dedicated data room.

Please register your interest and the link to the Data Room will be provided.

KEY CONTACTS

Enquiries should be directed to:

youngsRPS
Graeme Bruce
graeme.bruce@youngsrps.com
07770 542580 | 01740 622100

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