



## DEVELOPMENT OPPORTUNITY

**40 Bell Street, North Shields, Tyne & Wear, NE30 1HF**

Development opportunity | Fantastic location | River views | Planning permission for 6 apartments | Price £480,000

### LOCATION

The subject site is located on Bell Street, North Shields overlooking the River Tyne. The site is positioned to the north-west of the vibrant and popular North Shields Fish Quay- offering numerous restaurants, bars and cafes and panoramic views over the mouth of the River Tyne.

The site is well located for public transport links with North Shields Metro station 0.6 miles away, and there are numerous local bus routes within 160 yards of the site. The A193 is close by, which is a main road between Newcastle city centre to the west and Tynemouth and the coast to the east.

North Shields Fish Quay is known for its wealth of history within the fishing trade, fish restaurants, and markets acting as a key element of the areas appeal and encouraging local tourism. Neighbouring developments also include Waterfront Apartments, offices, stores and studios. Surrounding occupiers include: Dodgins Yard, The Murphy, Sambuca, Allards on the Quay, Twelve 25, Penelope O' Sheas and Waterfront Fish and Chips.

## **DESCRIPTION**

The total site area is approximately 257.76 sq m (0.06 acres). The last known use of the site was as a retail showroom and office space which ceased around the year 2000.

The site has been mainly cleared but is somewhat overgrown, with one remaining derelict building. We understand that there is a retaining wall to the rear beyond which is amenity woodland.

## **PLANNING**

On 24 April 2026 planning permission was granted to demolish the existing derelict building and to construct a 4-storey apartment building containing 6x residential apartments with associated undercroft car parking at ground level. Proposed plans detail 4x 2 bedroom apartments with terraces, and 2x 3 bedroom apartments with terraces.

Application 25/01169/FUL refers.

Copies of planning documents and approved plans/drawings are available on request.

## **TENURE**

Freehold

## **PRICE**

£480,000 plus VAT

## **LEGAL COSTS**

Each party to bear their own legal costs

## **VAT**

The property is registered for VAT and therefore VAT is payable on the sale price.

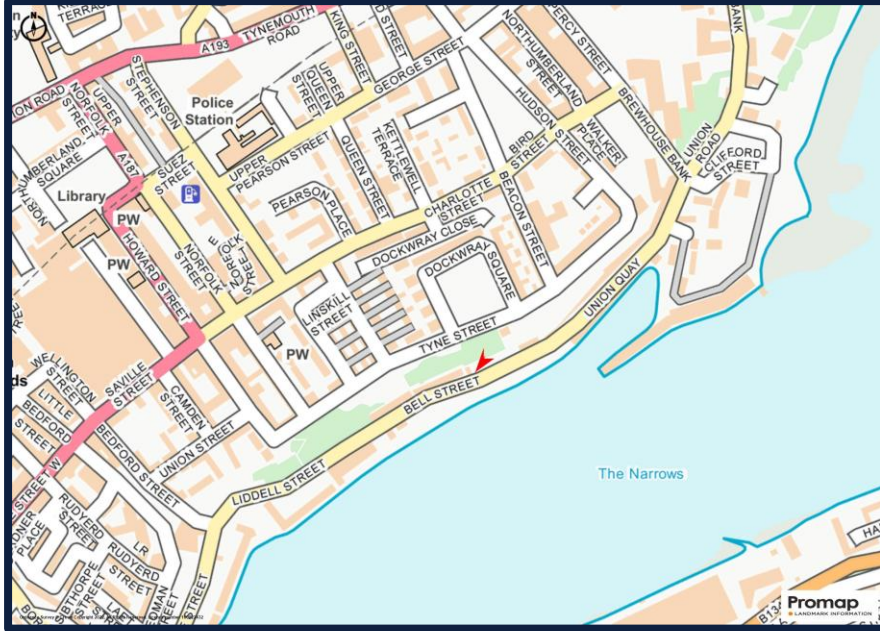
## **VIEWING**

Strictly by appointment by sole agents youngsRPS.  
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

## **LOCAL AUTHORITY**

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY (Telephone 0345 2000 101)

*All figures quoted above are exclusive of VAT where chargeable.*





Artist's impression



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## Particulars prepared May 2026

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