

Your partners in property

For Sale

Commercial Development Opportunity (suitable for retail, leisure and other commercial uses, subject to planning)

Land at South West Sector, Cramlington NE23 8FY

Approximately 0.53 hectares (1.32 acres)



Location

Cramlington is a new town located in the county of Northumberland and is approximately 9 miles north of Newcastle upon Tyne. It serves as a popular commuter town into the city centre.

Originally planned as a key residential neighbourhood during the creation of Cramlington new town, the South West Sector has evolved into a desirable community. More recently, it has benefitted from substantial new housing development, offering greater choice, promoting sustainable living and fostering a well-connected community.

The subject site is located within the new residential development by Keepmoat, Barratt and David Wilson Homes. These developments incorporate more than 1,600 new homes with an approximate population of 3,200 people in the immediate vicinity. Further residential development is expected to the south of the site.





Description

The site extends to approximately 0.53 hectares (1.32 acres) and currently comprises grassed land which has previously been used for temporary construction site offices. It is predominantly flat in nature.

New housing bounds the site to the north, east and west with further residential development expected to the south.

Access is currently granted via Violet Drive but there is opportunity for new access points to be created subject to highways and planning consent.

The site is bounded by heras fencing and hoardings.

Services

We understand that the site benefits from services close by, but all interested parties should make their own enquiries.

Planning

As part of the original masterplan for the South West Sector, the site was earmarked as the commercial centre of the overall development.

Our client has expressed a preference for development on the site that delivers new retail amenities for the local community.

Local Authority

Northumberland County Council –
www.northumberland.gov.uk

Price

Offers are invited on a net bids' basis.

Bids should clearly set out any conditions attached and confirm that no further deductions will be sought.



Infrastructure and Services



Cramlington Town Centre

1.5 miles



Cramlington Train Station

1 mile



A19

2.4 miles



Northumberlandia

1.1 mile



A1

2.5 miles



The Coast

5.7 miles



Newcastle upon Tyne

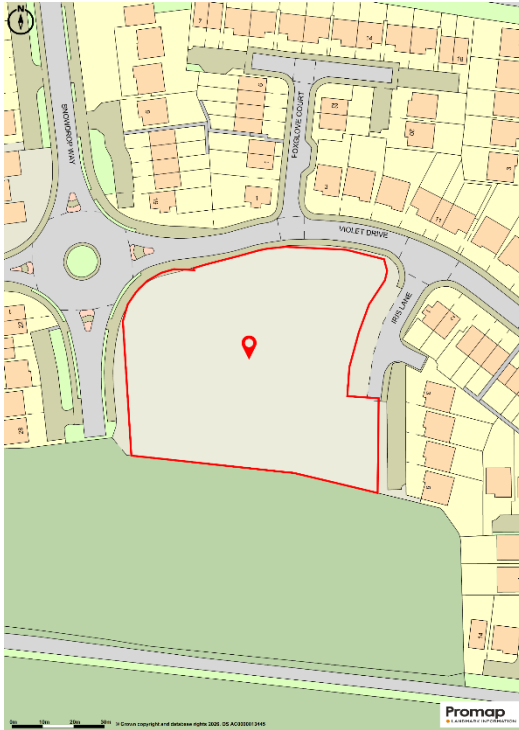
9 miles



Nelson Industrial Estate

0.9 miles

Sales Contact



Sole Agents



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Inspections

Strictly by appointment through Knight Frank.

Costs

The purchaser is expected to cover our client's legal and surveying fees at 2%.

Anti-Money Laundering

In accordance with the UK government's 6th Anti-Money Laundering directive, counterparty due diligence will be required on the purchasing individual/company including proof of identity for any beneficial owners.



Disclaimer:

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Particulars dated March 2026. Photographs dated February 2026.

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SUBJECT TO CONTRACT