

Your partners in property



# For Sale

Development Opportunity (subject to planning)

## Land at Blue House Lane, Washington NE37 1NQ



## Location

The site is prominently located at the roundabout of Blue House Lane and Havannah Road in Washington, a well-connected town to the south of the river Tyne, approximately 7.6 miles from Sunderland and 8.6 miles from Newcastle upon Tyne.

Washington benefits from excellent transport links, with the Washington Highway providing connectivity to the A194 and the A1(M), located to the west of the site.

The area comprises a mix of established uses, to the west lies Parsons Industrial Estate, offering both industrial and office accommodation. The north, east and south of the site is bounded by highways with residential dwellings situated beyond.





## Description

The site occupies an area of approximately 0.77 hectares (1.9 acres) and is predominantly flat in nature with trees and shrubbery to the eastern and western boundaries.

Primary access is currently gained from Parsons Road but there is opportunity for a new access point to be created, subject to highways and planning consent.

The site is bounded by palisade fencing along the north, east and southern boundaries. In the west, the site sits adjacent to an industrial unit.

## Services

We understand that mains electric, gas water and drainage are located close by, but interested parties should make their own enquiries in relation to services.



A19

5 miles



Washington Highway

0.5 miles



Washington Town Centre

1.7 miles



Sunderland Highway

1 mile



Sunderland City Centre

8.5 miles



Angel of the North

3 miles



A194

0.4 miles



Newcastle City Centre

9.1 miles

## Planning

The site is suitable for a range of uses including retail, leisure or drive-thru scheme subject to planning.

All interested parties should undertake their own enquiries with the Local Planning Authority.

## Local Authority

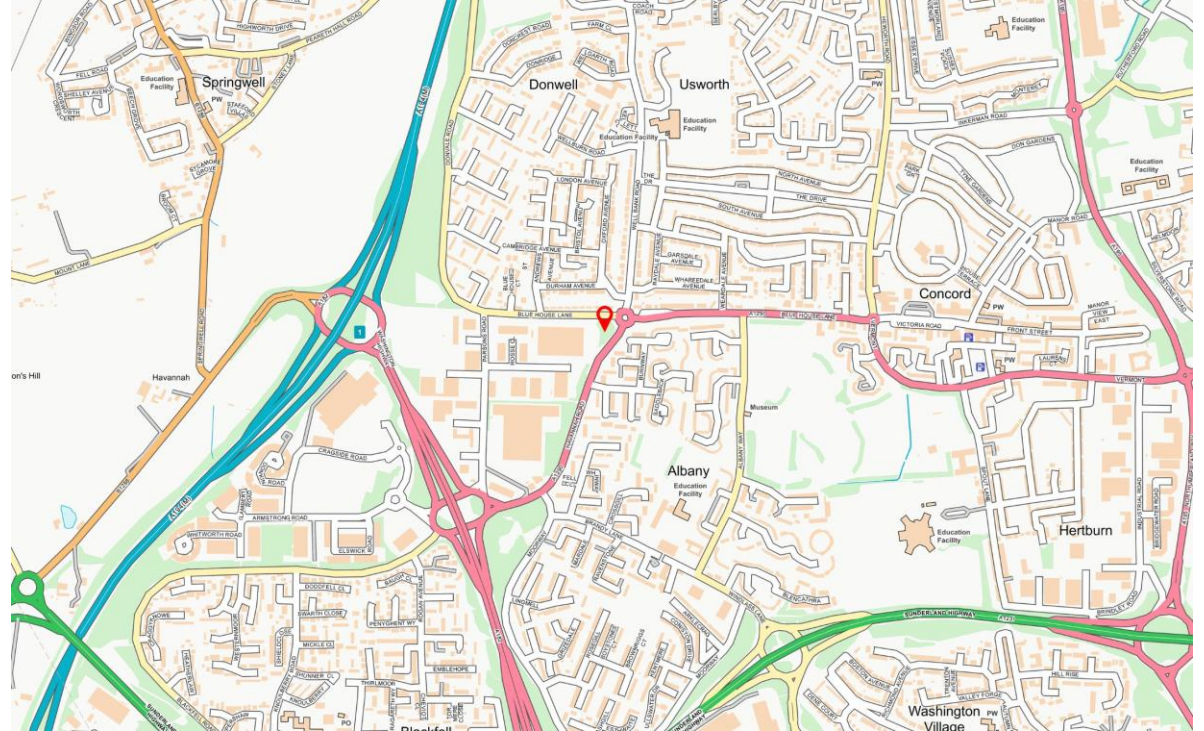
Sunderland City Council – [www.sunderland.gov.uk](http://www.sunderland.gov.uk)

## Tenure

The site is offered for sale as Freehold with vacant possession upon completion.

## Price

Offers Invited.





Sole Agents



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### Inspections

Strictly by appointment through Knight Frank.

### Legal Costs

Each party to bear their own legal costs incurred in the transaction unless otherwise agreed.

### Anti-Money Laundering

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



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Particulars dated March 2026. Photographs dated March 2026

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