



- > strategic parcel of land currently promoted for inclusion within LDF
- > 23.5 acres adjoining Nissan Car Plant
- > full vacant possession

Strategic land to the North and West of Glover Road, Washington, Tyne and Wear



Nissan car plant

location:

The property comprises a strategic parcel of land to the north and west of Glover Road and lies between the eastern fringe of Washington and the Nissan car plant. Nissan has recently confirmed that their next generation of battery powered cars will be assembled at this plant, which further enhances the strategic importance of the land being offered. The surrounding area comprises a mix of both industrial and residential use and benefits from a good road network provided by the A1231 linking Washington and Newcastle upon Tyne to the north and Sunderland to the east. Additionally there is good access to the A1 (M), A194 (M) at junction 65 for travel links to both the north and south. Additionally the land adjoins the former railway track along its western border and although nothing has been finalised it is understood there is a significant desire to reopen this rail link. In fact this may become more likely given the new line up production at Nissan Car Plant and the desire for "green" communication links and indeed delivery to the electric car plant.

description:

The land comprises some 23.5 acres with road frontage to Glover Road along its southern and eastern boundary. There is a gated entrance along its southern section of the land providing vehicular access to Glover Road with the land itself currently laid to grass.

planning potential/core strategy:

Sunderland City Council are soon to start a consultation period as to their core strategy and inclusion of land within the UDP. The seller has employed planning consultants to prepare the document for submission to the Sunderland City Council for inclusion of this land within the UDP as it holds strategic opportunities for alternative or additional employment land within the area and would actually open access to land owned by The City Council should the proposed road scheme be adopted. The site itself does lie within the green belt but in fact is the only parcel of land within this section west of the Nissan Car Plant that is in the green belt and in fact presents both a viable option and the best location for accommodating employment land. In fact to review of the green belt boundary at this point can demonstrate the a release of this land from the green belt will not harm the overall objectives of the green belt policy especially given that other land within the green belt has been considered by The City Council and would create "island" sites within the green belt. **Copies of documents to be submitted to Sunderland City Council for consideration of inclusion of this land for strategic employment use are available from the auctioneers.**

tenure:

The land is being offered on freehold basis and subject to a development clause in favour of the Homes and Communities Agency equating to 75% of the uplift in value resulting from the grant of planning consent or zoning from non agricultural development for a period of 18 years commencing 21/05/2009.

to view:

The site is open for viewings however purchasers are requested to telephone the auction department on 0208 7419990 to advise of your intended visit.

