

An aerial photograph of Newcastle City Centre, showing a mix of historic brick buildings and modern high-rise structures. A large green park area is visible in the middle ground. The image is overlaid with several dark, semi-transparent geometric shapes, including triangles and a large 'X' pattern, which frame the central text.

RETAIL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

Planning approval in
Newcastle City Centre

DELTA CAPITAL PROPERTY INVESTMENT



235-237 Westgate Road, Newcastle Upon Tyne, NE4 6AE
& 247-251 Westgate Road, Newcastle Upon Tyne, NE4 6AH

INVESTMENT SUMMARY



- Development opportunity located in Newcastle city centre
- Adjacent to The Helix; a major city centre regeneration project
- Newcastle is a two University city with a student population in excess of 50,000
- Planning approved for the creation of 2 retail units and six apartments with associated cycle and bin storage
- Located in an area popular with students
- Freehold opportunity

**We are instructed to seek offers in excess of
£600,000 (exclusive of VAT)**



RICS

DELTA CAPITAL PROPERTY INVESTMENT | **Tel.** 07968618948 |

email. dc@deltacap.co.uk | **deltacap.co.uk**



LOCATION



Newcastle upon Tyne, the commercial heart of North East England, enjoys a strategic location roughly 260 miles north of London, 100 miles south of Edinburgh, and the same distance north of Leeds. This prime position translates to excellent connections via the A1(M) motorway, linking the city to both London and Edinburgh. The A69 trunk road further enhances its connectivity, offering a westward route to Carlisle and Cumbria.

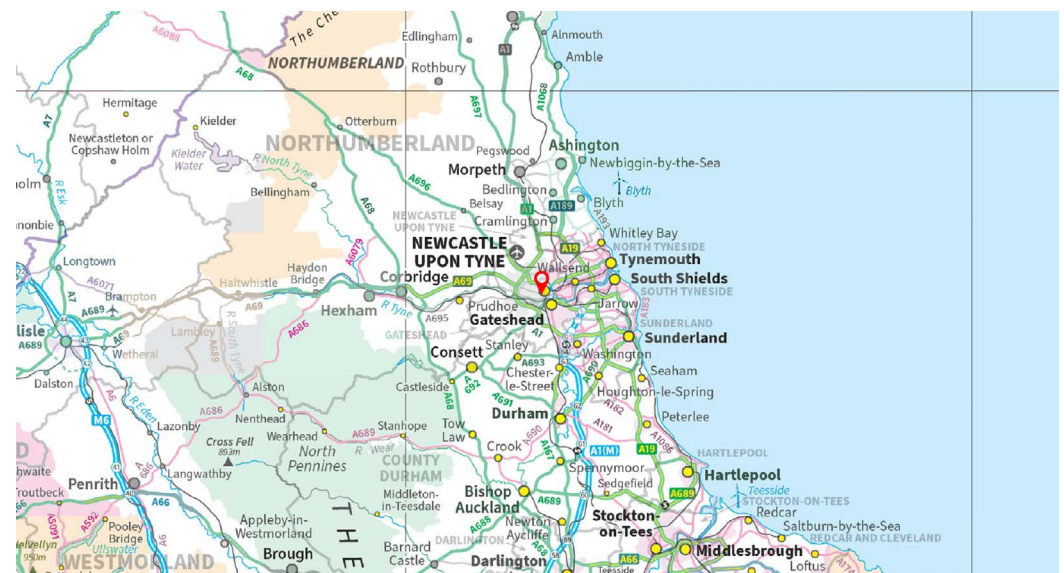
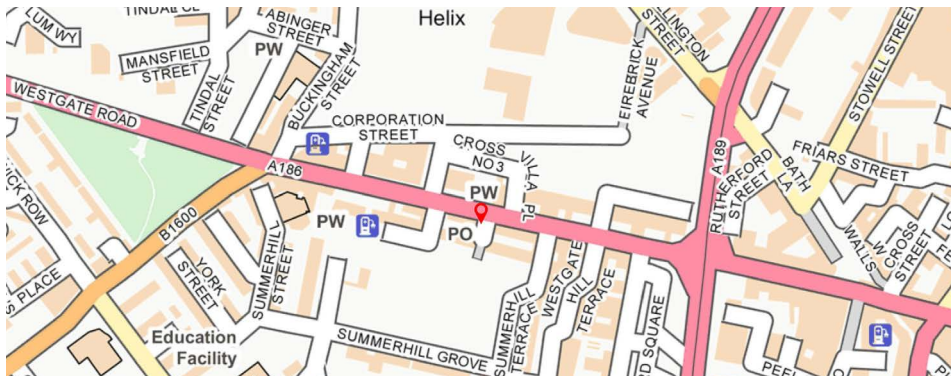


Air travel is also readily accessible with Newcastle International Airport just 7 miles northwest of the city centre. This airport offers daily flights to most major domestic and European destinations.



Within the city centre, a short walk from the property, sits Newcastle Central Railway Station. This vital station forms part of the East Coast Main Line, providing frequent services between Edinburgh and London.

Adding to its impressive transportation network, Newcastle boasts the Metro, the only underground rail network outside of London in England. This extensive system features 60 stations across the North East, seamlessly connecting Newcastle City Centre to surrounding areas like Sunderland, South Shields, and even Newcastle Airport itself.



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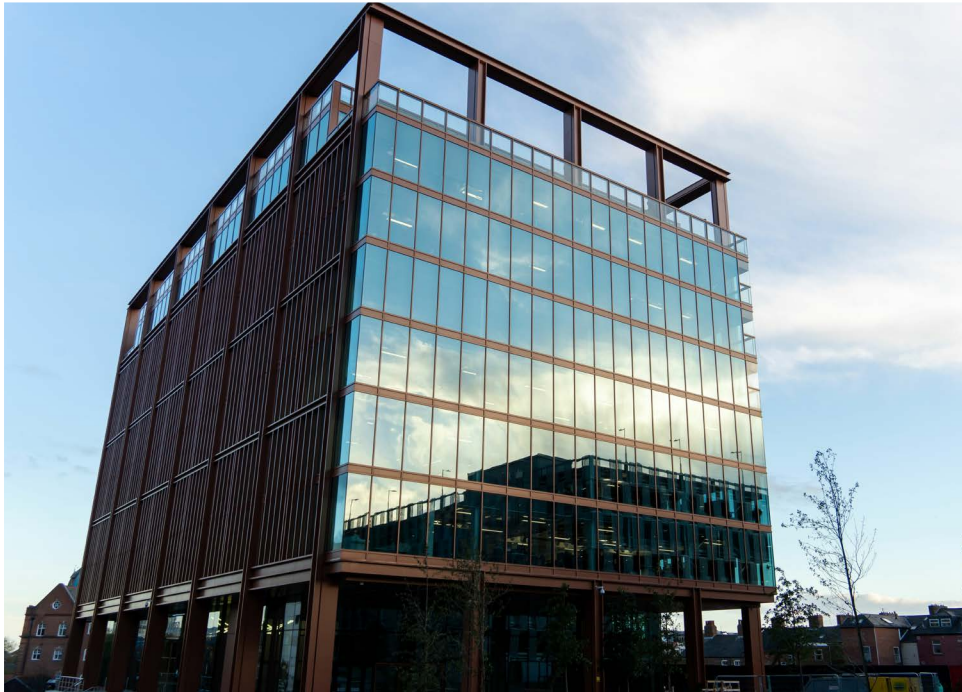
LOCATION



A Two University City

Beyond its connectivity, Newcastle thrives as a two-university city. The University of Newcastle, a prestigious Russell Group member, attracts approximately 18,000 students from a remarkable 100 countries. Northumbria University, also boasting a city centre campus, welcomes around 33,000 students from over 125 nations. Both universities have recently expanded their campuses, further enriching the city's academic landscape.

While universities provide accommodation for first-year students (roughly 25% of the total population), Newcastle's student body exceeds 50,000. This high demand creates a thriving market for quality housing in desirable areas.



Newcastle Helix

A major regeneration project is transforming Newcastle's landscape: Newcastle Helix. Standing on the former Newcastle Brewery site, this 24-acre development aims to create a vibrant and sustainable community focused on world-leading science, business, and innovation.

Newcastle Helix fosters collaboration through cutting-edge research facilities like the National Innovation Centre for Advanced Materials and Manufacturing (NAM) and the National Innovation Centre for Data (NIC). The project also caters to businesses of all sizes with a range of office and laboratory spaces, with a particular focus on attracting high-tech and life science companies.

As development progresses, exciting possibilities lie ahead. Future plans may include parks, gardens, public spaces, a riverside walk, and a wider variety of restaurants, cafes, and bars. This ongoing project represents a significant investment in Newcastle's future, expected to create thousands of jobs and propel the local economy. Newcastle Helix is a key driver of the city's ambition to become a leading centre for science, innovation, and technology.



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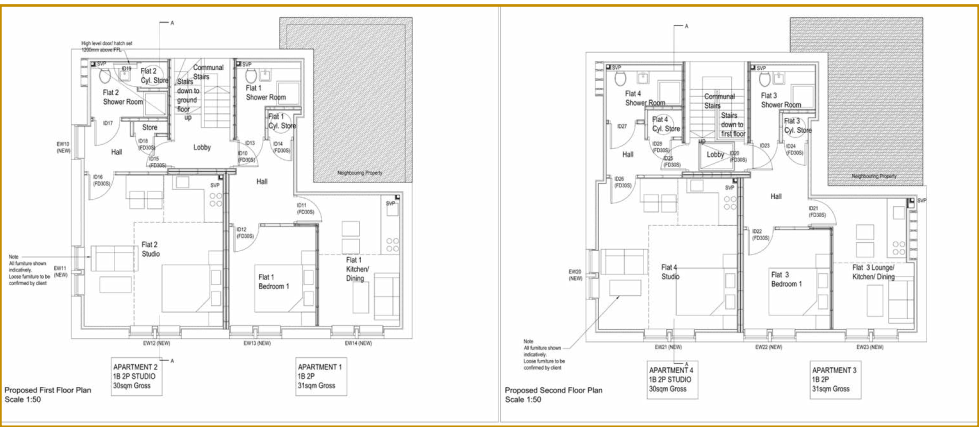
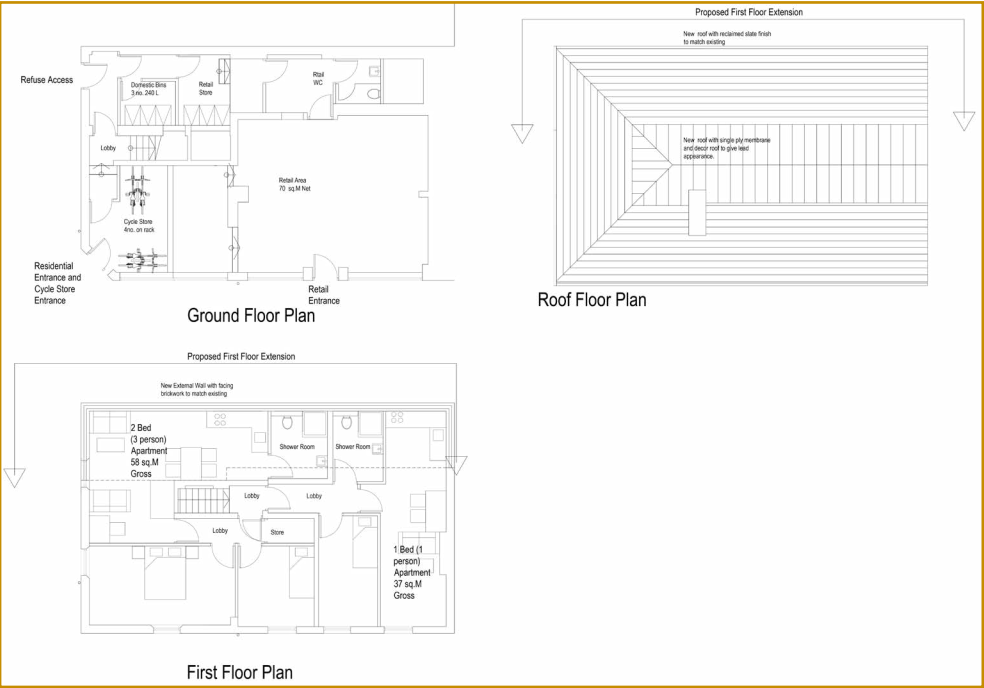
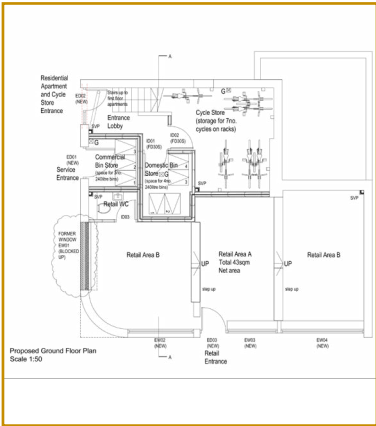
DESCRIPTION



235-237 Westgate Road



247-251 Westgate Road



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PLANNING APPROVAL



235-237 Westgate Road was approved planning in July 2023 for:

70sqm retail unit
1 x 2 bed apartment
1 x 1 bed apartment

Link to the planning portal can be found here:
<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=129294>

Application Reference Number:
2020/0548/04/NMA

247-251 Westgate Road was approved planning for:

43sqm retail unit
2 x 1 bed apartments
2 x studio apartments

Link to the planning portal can be found here:
<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=129294>

Application Reference Number:
2020/0540/02/NMA



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ACCOMMODATION



The property provides the following net internal areas:

Property	Floor	Description	Sq ft	Sq m
235-237 Westgate Road	Ground	Retail Area		70
	Ground	Cycle Store		TBC
	Ground	Bin Store		TBC
	Ground	Retail Store		TBC
	Ground	Retail WC		TBC
	First	Apartment 1		58
	First	Apartment 2		37
Total				165
247-251 Westgate Road	Ground	Retail Area		43
	Ground	Retail WC		TBC
	Ground	Bin Store		TBC
	Ground	Bin Store 2		TBC
	Ground	Cycle Store		TBC
	First	Apartment 1		31
	First	Apartment 2		30
	Second	Apartment 3		31
	Second	Apartment 4		30
Total				165



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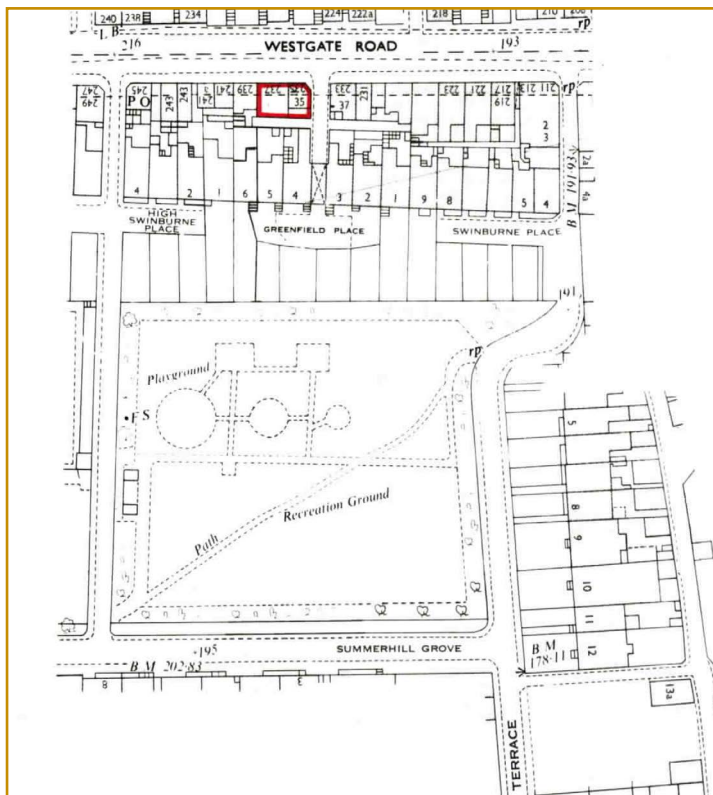
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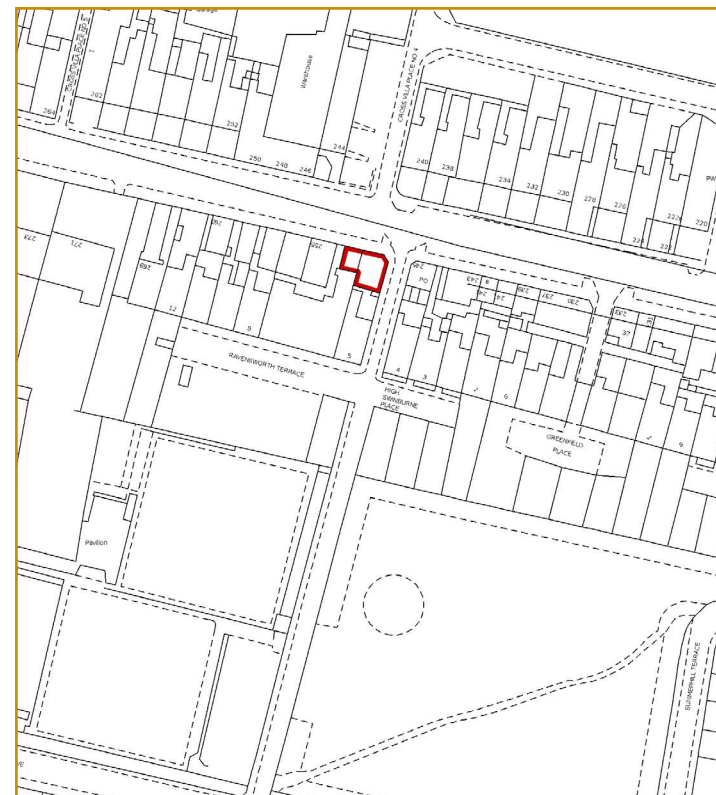
235-237 Westgate Road

The property is held freehold with title number: **TY88470**



247-251 Westgate Road

The property is held freehold with title number: **TY147227**



TENANCY INFORMATION



Both properties are to be sold with vacant possession.

VAT

The properties are elected to tax.

ENERGY PERFORMANCE CERTIFICATE

235-237 Westgate Road- E

247-251 Westgate Road- D

PROPOSAL

£600,000

**We are instructed to seek offers in
excess of £600,000 (exclusive of VAT)**

CONTACT

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DELTA CAPITAL
PROPERTY INVESTMENT



[google earth](#)



[what3words](#)

Access to the data room can be provided on request.
Information as follows:

- Title
- Floorplans
- Lease
- EPC



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DELTA CAPITAL PROPERTY INVESTMENT

There are no unclaimed Capital Allowances available with the property.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- Corporate structure and ownership details of purchasers
- Identification and verification of ultimate beneficial purchasers
- Satisfactory proof of the source of funds for the purchasers

These particulars shall not form part of any offer or contract and the seller makes no representations or warranties, express or implied, as to the condition of the property or the accuracy of any information provided in relation to the property. Any prospective purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to the accuracy by their own investigation before entering into any contract.