

BUILDING PLOT AT WELLFIELD ROAD

ROWLANDS GILL
TYNE AND WEAR, NE39 2NF

GFW.

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APPROXIMATE MILEAGES

Consett 7 miles - Newcastle-upon-Tyne 11 miles - Durham 17 miles

PROPERTY SUMMARY

An exciting development opportunity to acquire a building plot with the benefit of full planning permission to create an individually designed detached family home.

GUIDE PRICE £120,000

0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk


Highfield Road
Wellfield Road
LB
3
2a
12
8
22

The Area

The desirable village of Rowlands Gill is becoming increasingly popular with commuters as the location provides great transport links to surrounding Cities being situated on the A694, approximately three miles from the Gateshead Metro Centre and the A1 North and South, allowing for easy access to major Tyneside centres. Rowlands Gill benefits from local facilities including: schools, library, churches, shops, pharmacy, doctors and dental surgeries.

The Property

The building plot at Wellfield Road is situated in a pleasant village location, and provides an exciting prospect for a small developer or someone looking for a self build opportunity. Full planning permission has been granted for the development of a detached dwelling, which will benefit from extensive gardens and off road parking provisions to the front.

The accommodation will comprise in brief entrance hallway with WC, kitchen and open plan living/dining room to the ground floor. To the first floor, there are three bedrooms and a family bathroom, with the master bedroom having en-suite facilities and an adjoining dressing room.

Planning

The planning reference for this development is DM/23/00400/FUL, which can be accessed online through the Gateshead Council planning portal. The consent was granted on 27th April 2026 and is understood to have 3 years from this date until expiry.

Tenure & Possession

Freehold, available with vacant possession upon completion.

Note

There is a restrictive covenant on the title which does not permit trade or business use at the property. This also specifies that the dwellinghouse cannot be occupied by more than one family.

EPC Rating

This property is EPC exempt.

Local Authority

Gateshead Council.

Utilities

Interested parties should make their own investigations with regards to the availability and connection of utilities.

Parking

There are provisions for off road parking to the front in accordance with the approved plans.

Characteristics

Mobile coverage is available. Interested partied are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///massing.beakers.mason

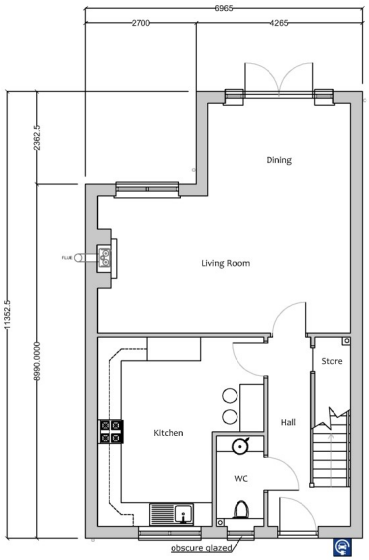
Viewings

Viewings are strictly by prior appointment with GFW.

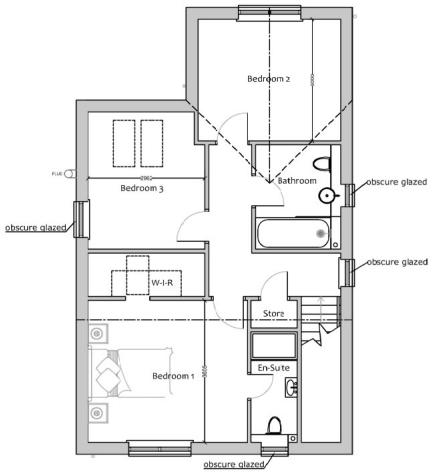
Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

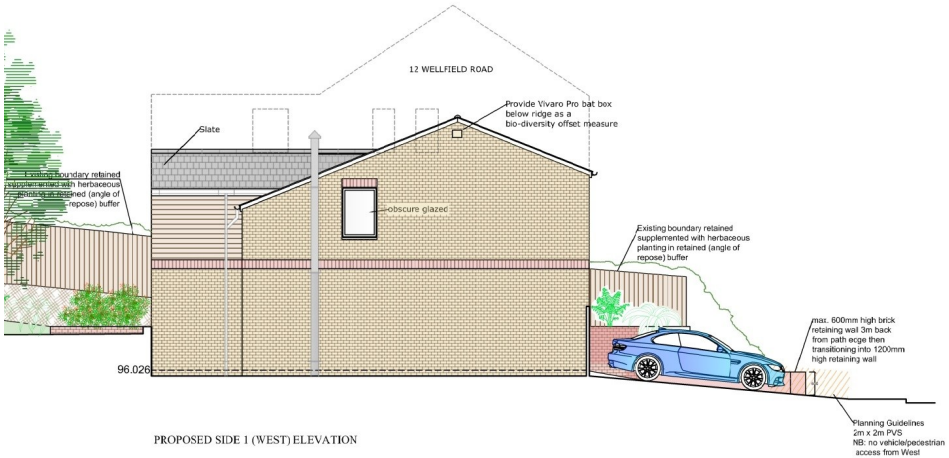




PROPOSED GROUND FLOOR PLAN
(Footprint = 72.969m2, internal area=61.88m2)



PROPOSED FIRST FLOOR PLAN (61.88m2)



PROPOSED SIDE 1 (WEST) ELEVATION



PROPOSED REAR (NORTH) ELEVATION

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