



Homes
England



Newburn Riverside, Newcastle upon Tyne

- Rare opportunity to acquire a significant development site.
- Brownfield site available on a freehold basis.
- Prominent site, suitable for a variety of uses, subject to planning.
- Established employment location.
- Supporting infrastructure in place.

**Offers to be submitted by 1pm on
Friday, 25th September 2026.**

FOR SALE
Prominent Development Opportunity
66.5 hectares (164 acres)

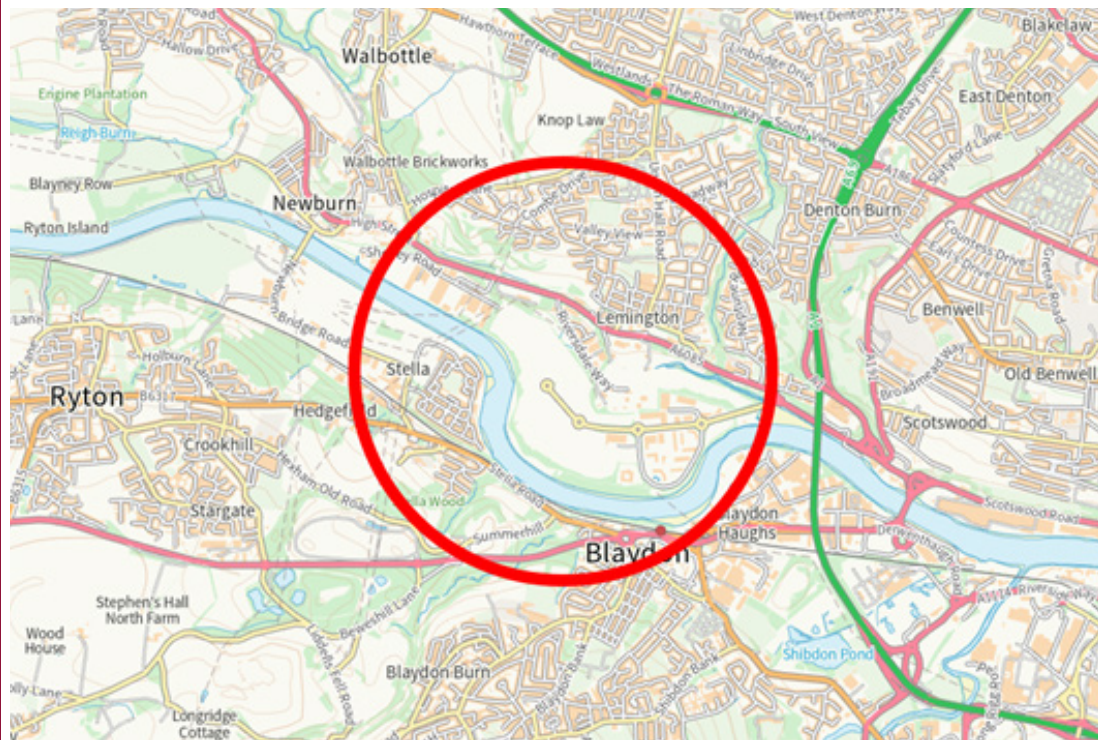


LOCATION

The site is situated 4 miles to the west of Newcastle City centre. Access to the site is provided from the A6085 allowing access onto Kingfisher Boulevard which forms a central spine road that services the site by way of a series of roundabouts.

Access to the A1(M) is provided by way of the A694 (Junction 74 Southwood) approximately 0.5 miles to the east of the site. There is a riverside walk and cycleway running along the southern boundary of the site.

Newburn Riverside benefits from an existing well-connected road and pedestrian circulation. A cycle route forms much of the southern perimeter, with an additional pedestrian route framing the northern boundary. The existing road structure, Kingfisher Boulevard, forms the spine road entering the site. Existing public transport links include a bus service along Kingfisher Boulevard.



DESCRIPTION

The site comprises the former Stella North coal fired power station which was decommissioned in 1991 with demolition undertaken between 1992 and 1996 accompanied by a programme of site remediation works.

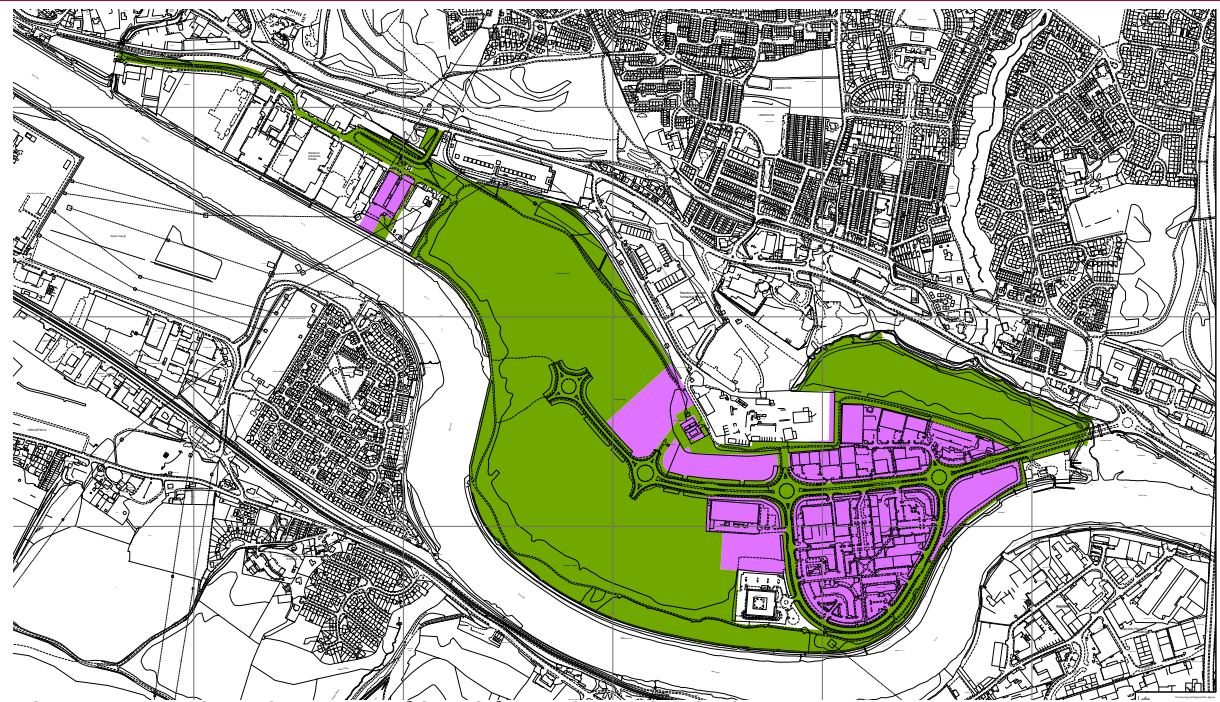
The eastern section of the site has been developed for a range of offices and industrial uses during the early 2000's. Existing occupiers include offices for North East Ambulance Trust and NHS Business Services Authority and industrial schemes occupied by Stannah Lifts and McFarlane Packaging.

The main parcel of the site comprises a large area 66.5ha of undeveloped land which is relatively flat and is predominantly covered with grass and shrubs. Dense vegetation extends along the boundaries in the north, west and south. An access trunk road leads onto the site from Kingfisher Boulevard in the east. The road is adopted up to the point where the access enters the subject site. The River Tyne provides the boundary to the South of the site.

There is a large primary Substation located to the north-west boundary of the site which offers potential for connection from the site.

The site being offered for sale also includes an area to the west which comprises the Newburn Haugh industrial site, whereby Homes England have a residual land interest. There is no development potential at Newburn Haugh but the estate road could provide a secondary access to the wider development site.

Further information about the site and the different areas that are subject to this disposal exercise are included on the data room.



Please note that the area of land for sale is shaded in Green



PLANNING

The site is allocated in the Newcastle upon Tyne Development and Allocations Plan, with the eastern area allocated for employment and the western area allocated for residential development. Additional commercial development is also anticipated to be delivered in the near future following recent planning approvals at the wider site.

The Environment Agency has provided updated flood modelling for the area, which confirms that the site sits within Flood Zones 1, 2 and 3. Any proposed redevelopment of the site will need to ensure that development is compatible with the updated flood modelling for the site. A recent planning application for residential development has been withdrawn due to the updated flood mapping and interested parties should be aware of this when considering proposals for the site.

It is recommended that interested parties make their own enquiries with Newcastle City Council Planning Department.

INFORMATION PACK

A significant amount of background information relating to the site is available to view via a dedicated Data Room on the Thomas Lister website.

Access to the Data Room is password protected and available from the sole agents. Please note that information within the Data Room might be updated through the marketing process.

The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.

VIEWINGS

The majority of the site can be viewed from Kingfisher Boulevard, Goldcrest Way and the surrounding footpaths. Please note that Thomas Lister and/or the vendor take no responsibility for any loss or injury caused while carrying out a site visit.



METHOD OF SALE

Homes England are seeking to dispose of the freehold interest of the subject site via informal tender. Offers are sought on an unconditional and conditional basis, with unconditional offers to be considered more favourably. Further information about the proposed scoring of bids is available on the Data Room.

Bidders must submit their electronic response by **1pm on 25th September 2026**, using the Tender Form contained in the Data Room.

Responses should identify the Tender Reference **D27005** within the subject line of the email. to the following email address

Tenders@homesengland.gov.uk

Respondents are required to complete the Tender Form contained in the data room, which seeks information as follows;

- i. Confirmation of the party/legal entity proposing to acquire the site including (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – The financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Details of proposed scheme to be delivered and evidence of track record.
- v. Any conditionality associated with the offer.

Homes England reserves the right to not accept the highest or any bid for the property.

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