

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 , Jesmond NE7 7BT

# Offers Over £999,995

## Jesmond NE7 7BT

A rare and exclusive opportunity has arisen to acquire this considerable plot of land in the extremely sought-after Jesmond Park East, and full planning permission from Newcastle City Council. The substantial size of the plot and coveted location makes this a truly exciting and incredibly valuable investment venture.

Jesmond Park East is a highly regarded and justifiably highly desired location, presenting a variety of practical amenities within proximity including a range of shops and supermarkets, Newcastle Freeman Hospital, and schooling at all levels, with multiple state or independent options to choose from, many rated outstanding by Ofsted. The plot is situated just a stone's throw from the beautiful Jesmond Dene, a multitude of eateries and cafes, and provides strong road links nearby, making for a short easy commute to the popular Newcastle City Centre, where a wider range of restaurants, bars, and shopping facilities are located.

The plot offers planning permission for an incredibly high-end, luxury residence, which once completed will present over 6000 square feet of modern living space, split over three floors. The property is to provide six bedrooms, a variety of lavish features, and sizeable front and rear gardens making for a private retreat.

Planning permission No.2021/1674/01/DET




PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## Measurements:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please note this aerial shot is for illustrative purposes only





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**LETTINGS**

**FINANCE**

**LAW**

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Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
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0191 640 2284

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