

Northumberland Estates submits £300m mixed use development plans for North Tyneside

Plans to build a major mixed-use development – including commercial and retail space – near Killingworth have been submitted by Northumberland Estates.

The developer, which is the business arm of the Duke of Northumberland and the Percy family, aims to build 452 new homes, as well as a primary and secondary school, a 'local centre' with shops and medical facility and commercial space on agricultural land north of Holystone. Documents submitted to North Tyneside Council show proposals for a mix of mainly two, three and four bedroom properties but also a handful of one and two bedroom apartments.

Northumberland Estates has promised that many of the terraced, semi-detached, detached and apartment properties will be available for affordable rent and sale. The £300m plans, which fall under the Killingworth Moor Masterplan, are said to be capable of delivering a boost to the local economy, including the creation of around 770 construction jobs annually throughout the construction phase and others in the local shops and services once completed.

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The plans include intentions to use solar panels on some properties and Northumberland Estates says it aims to also use air source heat pumps at the site, on both residential and commercial and commercial properties. The developer has also pledged to retain and enhance cycle lanes and footpaths on the

site.

Guy Munden, Northumberland Estates' development planner, said: "The proposed plan will deliver a wide range of new benefits to the area, including major improvements to local roads, public open spaces, healthcare and education alongside 452 high-quality new homes in a range of types, sizes and styles. Many of the homes are affordable housing and will be available at a discounted market rate or affordable rent to further meet housing requirements in the area."

The Killingworth Moor proposals come as Northumberland Estates was refused permission by Tynedale Local Area Council to develop 63 homes on land south of Broomhouse Lane in Prudhoe. A spokesperson for the firm said it did not consider that there were strong grounds for refusal, and that it was reviewing the application and considering whether to appeal or submit a revised application.

Last year, Northumberland Estates revealed it was looking at a move into the growing battery storage market having identified two potential North Tyneside sites that could accommodate battery energy storage containers and substation buildings capable of storing 50MW of energy created by renewable sources such as wind farms. The £23.3m turnover business also has ambitions to invest in solar energy with large-scale developments and rooftop projects being prepared.

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