



RESIDENTIAL DEVELOPMENT



Morpeth Services



THE SITE

THE INNOVATION CENTRE

LEASEHOLD / FREEHOLD

PRIME ROADSIDE & COMMERCIAL OPPORTUNITY

Newcastle

A1

Scotland

MORPETH SERVICES (A1), MORPETH, NORTHUMBERLAND, NE16 3LQ

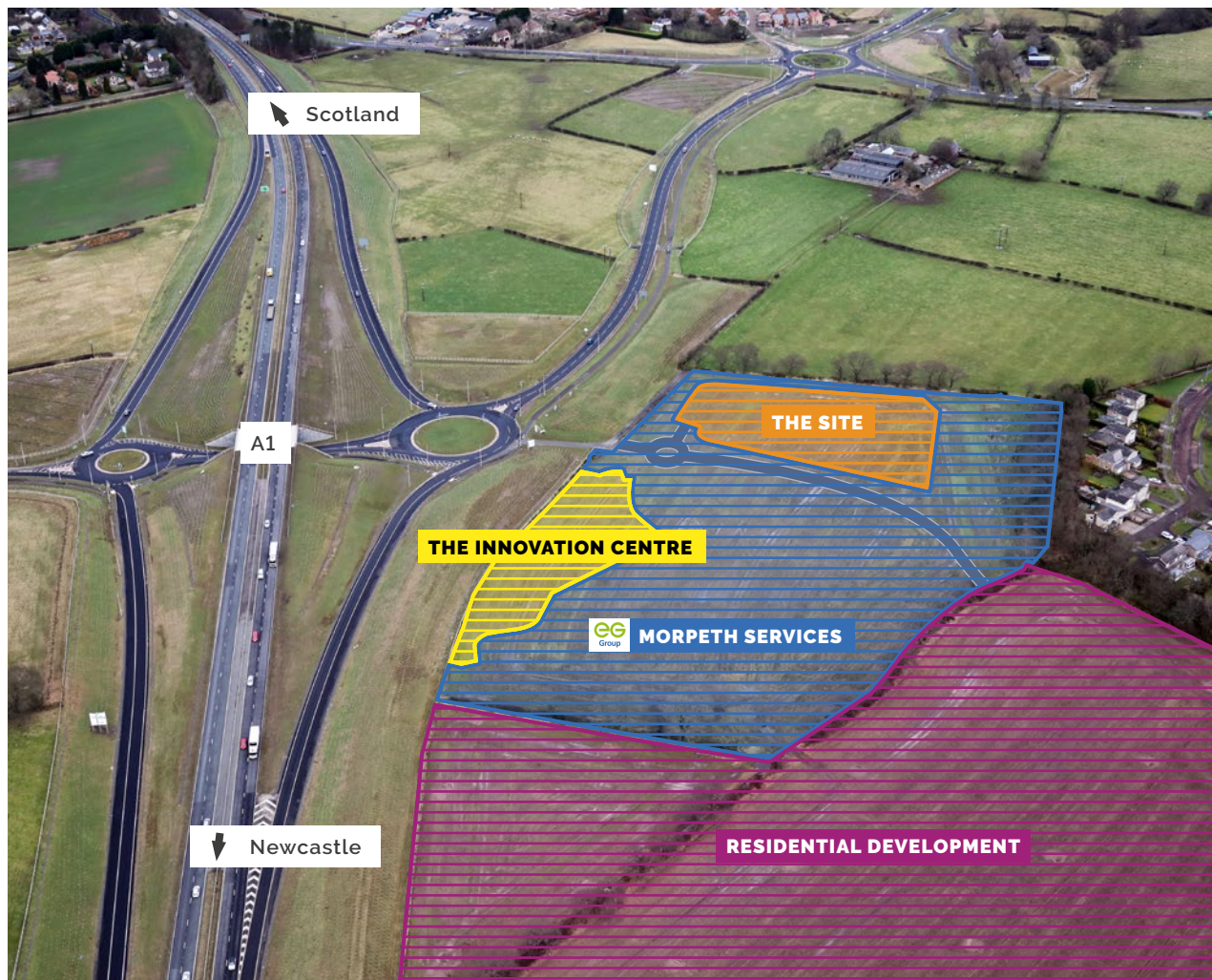
- ▶ Prime Roadside & Commercial Development Opportunity
- ▶ Anchored by a new Trunk Road Service Area (TRSA) development
- ▶ Suitable for a range of uses including Drive-Thru, Pub / Restaurant, Hotel and Office
- ▶ Strategic Location, with 31,000 daily vehicle movements

ENTER



## SUMMARY

- ▶ A **prime trading location** on the A1 with direct access from the new Morpeth Northern Bypass.
- ▶ 31,000 vehicles passing per day.
- ▶ Outline **planning permission granted** in November 2016. [Click here](#) for a link to the outline planning permission.
- ▶ **Serviced Site** extending to circa 1.9 acres available for complimentary Roadside uses.
- ▶ Suitable for a range of uses including **drive-thru, pub / restaurant, hotel & office**.
- ▶ The development includes an **Innovation Centre**. Individual suites will be available on flexible lease terms.
- ▶ Leasehold (**design & build**) offers preferred, freehold proposal will be considered.



## LOCATION

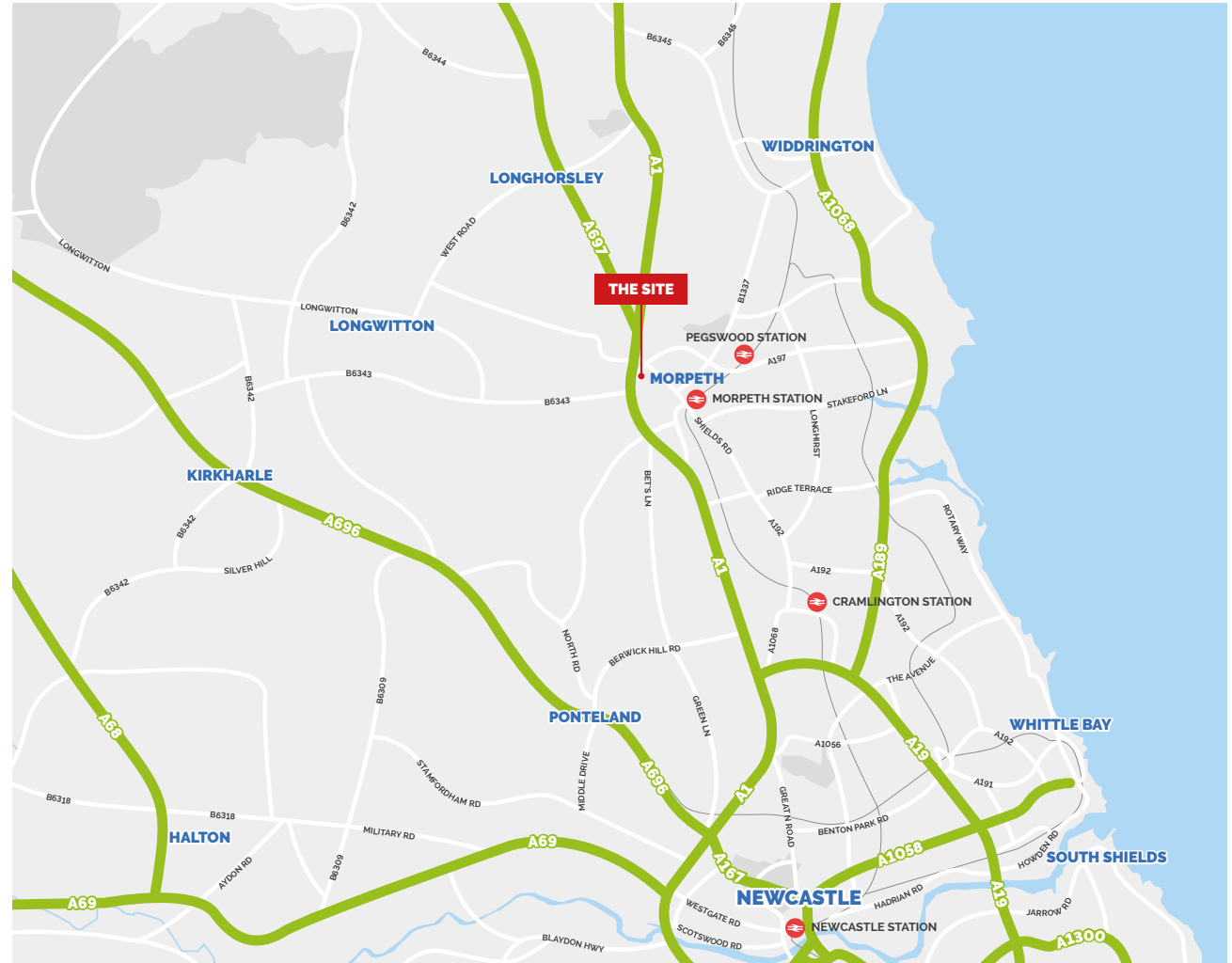
This prime development site is located two miles northwest of the historic market town of Morpeth in the north-east of England. The site is superbly positioned at the gateway to the newly opened Morpeth Northern Bypass which links the A1 to the Pegswood Bypass (A197), completing the connection to Ashington and Blythe. The development site is accessed from St Leonard's Interchange, via a roundabout spur on the east side of the A1.

## MORPETH NORTHERN BYPASS

Morpeth Northern Bypass was completed in Spring 2017. It was constructed to provide access to south-east Northumberland whilst alleviating congestion within Morpeth town centre and opening residential and employment led development opportunities to the north of Morpeth. [Click here](#) for a fly-over of Morpeth Northern Bypass (prior to opening).

## DRIVE TIMES (APPROX)

Ashington	6 miles	13 mins
Newcastle	16 miles	24 mins
Alnwick	20 miles	29 mins
Edinburgh	106 miles	2 hours



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## OPPORTUNITY

An exciting opportunity for representation alongside a newly proposed Service Area development. The southern section of the site (as shown on the plan) is earmarked for comprehensive development to include: - a petrol filling station, with HGV provision, convenience store, coffee and hot food drive-thru offers.



Always Fresh. Always Tasty.



## THE DEVELOPMENT SITE

The land, edged orange on the plan, is available as a "Serviced Site" and extends to approximately 1.9 acres (0.77 Hectares) in total. Smaller development plots are available to meet interested parties' specific requirements.

The successful party(ies) will enjoy prime position as part of the larger roadside development site, where separate access will provide off the internal estate road, serving the Service Area, Innovation Centre and a high quality residential development of 150 houses beyond, as shown on the Development Masterplan. [Click here](#) to see masterplan.

## INNOVATION CENTRE

As part of the development our client will provide an Innovation Centre at the entrance the development (edged yellow on the plan). Seven self-contained units with B1 employment use consent, will be available for occupation on flexible lease terms.

## PLANNING

Northumberland County Council granted outline planning permission (**reference: 16/00078/OUT**) for the site in November 2016.

[Click here](#) for a link to the outline planning permission.

The Outline consent incorporates a mixed use development comprising of trunk road service area incorporating a hotel (circa 60 beds), restaurant/ public house (550 sq m), petrol filling station and amenity building including retail (circa 650 sq m), hot food (circa 400 sq m) and supporting facilities (circa 400 sq m), together with B1 employment (circa 2100 sq m) in the form of an Innovation Centre).



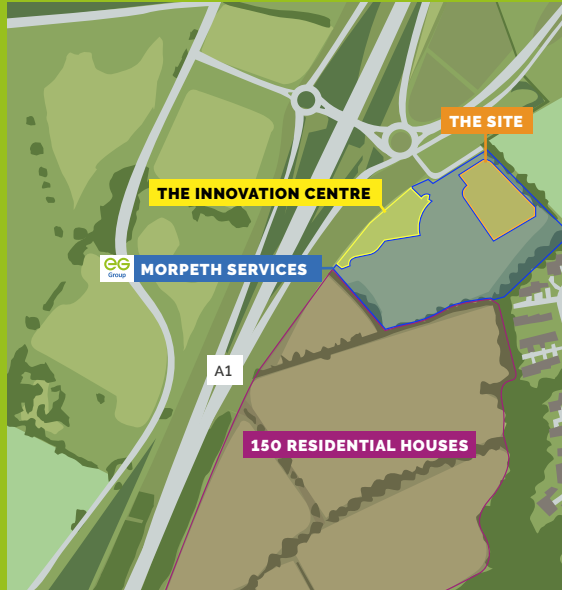
## TERMS

Our clients have a strong preference to offer design and build Leasehold solutions on **the site**, to meet the specific requirements of interested parties.

Freehold offers for the whole or part of the site will be considered on their individual merits.

Price on application.

Flexible lease terms on the **Innovation Centre** are available. Further details on application.



## VIEWINGS

The site is visible from the kerbside at your own risk.

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