



Development Opportunity

5.2 Hectares Gross Site (12.8 Acres)

2.5 Hectares Proposed Development (6.2 Acres)

Development Highlights

- Development opportunity within a popular location in Morpeth.
- Excellent transport links with access to the A1 north/south.
- Outline planning permission for up to 50 residential dwellings pending determination (Ref: 18/03650/OUT) .
- Offers are to be received by Monday 11th February 2019 (4pm).

For more information on the disposal of land at St Georges, please contact:

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For more information on the planning application, please contact:

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Opportunity

The site is allocated in the Morpeth Neighbourhood Plan and is now subject to an outline planning application for residential development of up to 50 dwellings.

Location

The land is situated to the north of Morpeth town centre in the grounds of St Georges Hospital. St Georges is located approximately 15 miles north of Newcastle. Access to the A1 north/south is granted via the newly constructed Morpeth Northern Bypass. Morpeth offers excellent transport connectivity with Morpeth train station offering frequent regional and national rail services on the East Coast Main Line. Newcastle International Airport is located 16 Miles to the south west.

The surrounding area is characterised by a mix of uses, with residential areas surrounding Morpeth town centre. The centre of Morpeth is located 1.2 miles from the site providing the local area with a mix of commercial, leisure and retail uses.

Description

The gross area of the site comprises of approximately 5.2 hectares (12.8 acres) with developable area comprising of 2.5 hectares (6.2 Acres) of land. Access to the site is granted via an entrance road adjoining the A197.

The site is currently vacant greenfield.

Planning

- Outline planning has been submitted for approximately 50 dwellings, feedback from Northumberland County Council is expected in February 2019.
- It is anticipated that outline planning consent will comprise of a mixture of 3, 4 and 5 bedroom houses over 1-2 storeys. 2.5 storey elements may be included at key locations to provide interest at ridge/eaves level.
- The exact specification and mix of dwellings will be agreed with the local authority at the detailed planning stage. It is anticipated 20% of dwellings will be designated for affordable housing provision, as stated in Northumberland County Council's Local Plan.

Site Conditions

Site investigation reports are available as part of the information pack. The purchaser will be responsible for any necessary assessment of ground conditions in order to satisfy themselves that any development can be undertaken successfully.

Tenure

Our client is seeking to dispose of their freehold interest in the site.

Services

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at this site in consultation with the relevant service provider. The vendor has commissioned a utilities survey which can be provided to interested parties when available.

Method of Disposal

The site is to be disposed of via an informal tender.

All offers shall be submitted in writing to Richard Shield using the tender response form available to interested parties.

Offers are to be received by Monday 11th February 2019 (4pm)

Please note our client is not obliged to accept the highest or indeed any offer for the site.

VAT

The vendor reserves the right to charge VAT in addition to the purchase price.

Legal Fees

Each party will be responsible for their own legal/professional site investigation fees, together with any VAT incurred in the acquisition of the site.

Further Information

Further information on the site can be requested from agents contactable from details sourced on the front page via files within a dropbox folder, including the following information;

- Education planning consultation response
- Archaeology comments
- Ecology comments
- Coastal mitigation service guidance
- Bat and breeding bird report
- Ecological Appraisal
- Great crested Newt survey
- Further information regarding site layout and site plans
- Design and Access statement
- Ground conditions
- Flood risk assessment
- Topographic Survey

* Red line for illustrative purposes only

