

# Residential Development Site For Sale

Land at Palace Street East, Berwick upon Tweed, Northumberland, TD15 1HT

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential development opportunity
- Central location
- Site Area: 0.64 acres
- Planning Permission for 39 dwellings
- Planning Ref: 13/00471/FUL
- Freehold

**Offers Invited**



## FOR SALE – Residential Development Opportunity

Land at Palace Street East, Berwick upon Tweed, TD15 1HT

### OPPORTUNITY

On behalf of Lindisfarne Homes, Bradley Hall is delighted to bring to the market this exciting development opportunity in the attractive market town of Berwick upon Tweed.

The development is situated within the historic heart of Berwick, just a short walk from the bustling town centre, Berwick's Quayside and the various historic sites that give the town its unique character.

The site itself forms a natural infill scheme that can provide an attractive mix of townhouses and apartments consistent with the surrounding area. These homes would suit a broad range of purchasers including first time buyers, families and holiday home owners. They would also make an excellent investment product. The development benefits from planning permission and with a wide range of technical information available the site is available for immediate development.

### LOCATION

Berwick upon Tweed is a historic market town and the largest commercial centre in North Northumberland. It is situated at the mouth of the River Tweed and is accessed by the A1 (M) and A167. It also benefits from a station on the East Coast mainline. While the town generates a natural demand for housing from the immediate surrounding area the road and rail connections also lend themselves to attracting commuters from larger settlements both north and south. In addition, the area attracts a range of holiday homeowners seeking to benefit from the proximity to Northumberland's heritage coastline.

The subject site is bordered by Silver Street to the north, Palace Street is to the east, Oil Mill Lane to the south and Foul Ford and existing residential property to the west. Access comes from Palace Street. The surrounding area comprises a mix of commercial and residential uses and the site is situated less than 5 minutes' walk from Marygate, the main retail area of Berwick.

The site was formerly home to a garage and workshops but these have long since closed and the site is now vacant and awaiting redevelopment.



The Grove Special School (Ofsted: Outstanding)  
Tweedmouth West First School (Ofsted: Good)  
Spittal Community School (Ofsted: Good)



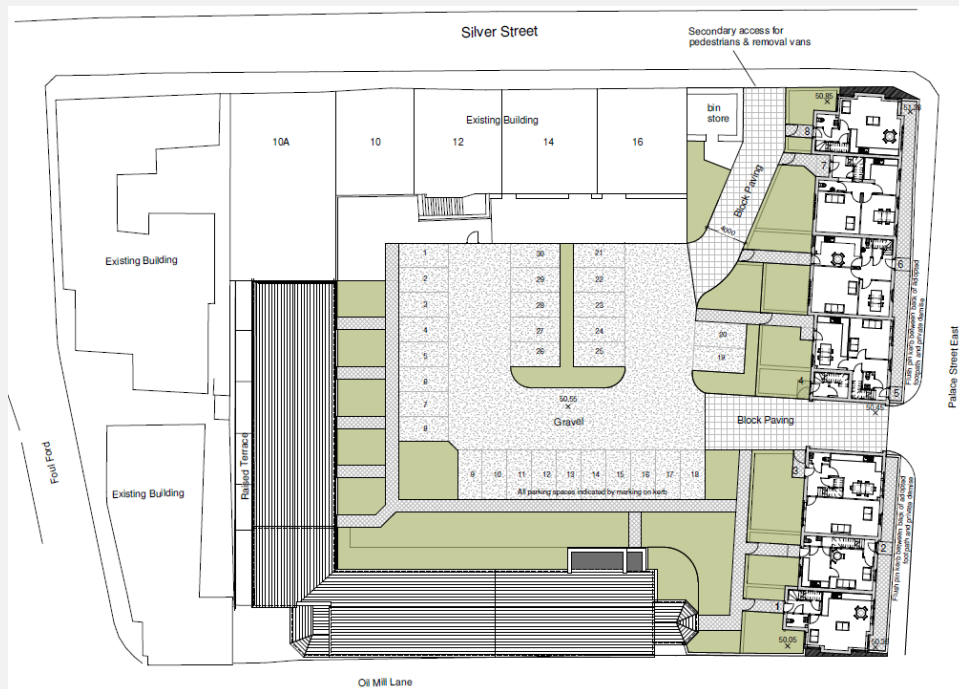
0.3 miles from A167  
1.6 miles from A1(M)



0.6 miles from Berwick upon  
Tweed Train Station

## DESCRIPTION

The site extends to approximately 0.26 hectares (0.64 acres) approximately. the sale includes the development shown below along with the valuated storage area located below the site. The vaulted storage area is Grade II Listed and a copy of the listing and conservation statement is available on request.



## PLANNING

The site has outline planning permission for up to 39 residential dwellings (Planning Ref: N/06/B/0714). It originally formed part of a two phase development encompassing Governor's Gardens and this site. The Governor's Gardens scheme is now fully built out and successfully sold. Planning permission for both sites was obtained under application N/06/B/0714 with the available land to comprise 39 units of which 5 were townhouses and the remainder apartments. Subsequent to this, further applications have varied this mix to substitute 16 apartments for 8 houses (See Planning Ref: 13/00471/FUL).

An information pack is available from the sole agent.

## PROPOSED ACCOMMODATION

Plot	Style	Beds	Area Ft <sup>2</sup>	Area M <sup>2</sup>
1	End Town House	2	860	79.0
2	Mid Town House	2	744	68.4
3	Mid Town House	5	1,810	166.3
4	Mid Town House	3	1,026	94.3
5	Mid Town House	4	1,486	136.6
6	Mid Town House	3	1,226	112.7
7	Mid Town House	3	1,164	107.0
8	End Town House	2	859	78.9
9	Ground Floor Flat	1	520	47.8
10	Ground Floor Flat	2	616	56.6
11	First Floor Flat	1	520	47.8
12	First Floor Flat	2	616	56.6
13	Second Floor Flat	1	520	47.8
14	Second Floor Flat	2	616	56.6
15	Ground Floor Flat	2	730	67.1
16	Ground Floor Flat	1	401	36.9
17	Ground Floor Flat	1	521	47.9
18	First Floor Flat	2	616	56.6
19	First Floor Flat	1	401	36.9
20	First Floor Flat	1	521	47.9
21	Second Floor Flat	2	616	56.6
22	Second Floor Flat	1	401	36.9
23	Second Floor Flat	1	521	47.9
24	Third Floor Flat	2	616	56.6
25	Third Floor Flat	1	401	36.9
26	Third Floor Flat	1	521	47.9
27	Mid Town House	3	1,017	93.5
28	Mid Town House	3	1,017	93.5
29	Mid Town House	3	1,017	93.5
30	Mid Town House	3	1,017	93.5
31	Mid Town House	3	1,017	93.5





### TENURE

The site is sold freehold with vacant possession.

### SERVICES

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.

### TERMS

We are instructed to seek offers for the freehold interest in the property. Offers must be submitted in writing to the sole agent and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

We may set a closing date for offers subject to the level of interest received. The client is not obliged to accept the highest or indeed any offer.

Each party is to bear their own legal costs involved in the transaction.

16 Silver Street is also owned by our client and available to purchase with this scheme or is also available by way of separate negotiation.













### VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact  
**Jonathan Rudge** at Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [jonathan.rudge@bradleyhall.co.uk](mailto:jonathan.rudge@bradleyhall.co.uk)

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#### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract
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- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

5) All details are provided **Subject to Contract**

1 Hood Street, Newcastle upon Tyne, NE1 6JQ

