

## industrial in NE49

Aesica Road, Haltwhistle  
Northumberland, NE49 9DE

**£189,000** Starting Bid

- ✓ Three storey detached industrial unit
- ✓ NIA approx. 18,000sqft (1,672sqm)
- ✓ Excellent development potential
- ✓ Lapsed planning granted in 2015
- ✓ For conversion to 14no. apartments
- ✓ Freehold title

PATTINSON  
AUCTION



# Summary

- Property Type: Industrial - Parking: On Street Price: £189,000

## Description

FOR SALE BY AUCTION: auction to be held at 5pm on 28th March 2019 at Kingston Park Rugby Club. Terms and conditions apply.

We are pleased to offer to auction this enormous three storey workshop/office building, located prominently along Aesica Road, Haltwhistle town centre. Formerly used as a wood workshop, the property comprises industrial, workshop and office spaces spread across three floors with an NIA of approximately 18,000sqft. The premises has previously been granted planning permission in 2015 for the conversion to 14 modern two bedroom apartments; this planning has since lapsed, but shows the potential the building presents. When the development is complete, we are advised that the property could generate an income of approx. £70,000 per annum. The property is currently vacant, but due to the installation of two telephone masts on the roof, it generates an additional annual income of £5,000.

## Location

The subject is located along Aesica Road, forming part of Haltwhistle town centre with a number of high street retailers and banks. Haltwhistle is a small historical semi-rural town situated just off the A69, with Hexham 16 miles to the east and Carlisle 23 miles to the west. The area is provided with a reasonable level of services and facilities and given access to a wider range of services by the A69.

## Accommodation

### GROUND FLOOR

A variety of office rooms, a large show room and workshops. There is a door to the side allowing vehicle access.

### FIRST FLOOR

Open plan warehouse/storage space with additional rooms.

### SECOND FLOOR

Open plan warehouse/storage spaces.

## Planning Permission

The subject property was granted planning in January 2015 for 'the conversion of building to 14 two bed apartments including car parking, dormer windows and alterations to elevations'. Planning reference 14/03065/FUL. This planning has since lapsed.

The current owner had several plans drawn up for this planning permission; this includes the demolition of the single storey flat roof extension to the front, which would allow a large glass window to maximise natural light at ground floor level. The plans are for two large apartments to the ground floor, six more apartments to the first floor, and another six apartments to the top floor. The plans include a parking area as well as the on-street parking already available. Each apartment is to have two bedrooms and an open plan kitchen/diner/lounge.

## Tenure

Freehold. Title number ND84914.

## Rateable Value

The adopted rateable values are assessed for each floor as below from April 2017.

Ground floor: £10,750

First floor: £6,400

Second floor: £4,150

Sourced from VOA.

## EPC

We currently await a copy of the Energy Performance Certificate.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Aesica Road, Haltwhistle, Northumberland, NE49 9DE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

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