

for sale



The industrial property specialists

DEVELOPMENT LAND NEW DOLPHIN GARAGE FRONT STREET NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6QD



- RESIDENTIAL DEVELOPMENT OPPORTUNITY.
- APPROXIMATE SITE AREA: 0.44 HECTARES (1.10 ACRES) OR THEREABOUTS.
- ADDITIONAL LAND AVAILABLE AMOUNTING TO 0.23 HECTARES (0.58 ACRES) BY SEPARATE NEGOTIATION
- PLANNING PERMISSION RECEIVED FOR 14 NO. DWELLINGS.
- OFFERS INVITED FOR THE FREEHOLD.

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

Newbiggin-by-the-Sea is a popular seaside resort located on the Northumbrian Coast. Newcastle upon Tyne is approximately 20 miles to the south west and Ashington town centre 2.5 miles to the west. The A189 (Spine Road) runs to the west of the Town thus provided good access to the region.

The site is situated on the west side of Front Street being immediately behind a new retail development scheme by Arch Development. This is a central position close to the main shopping area serving the Town.

The exact location can be seen on the attached plan.

DESCRIPTION

The site which presently includes a vehicle workshop and detached bungalow is broadly level and square in shape.

Vehicular access is via Front Street.

We are also instructed to seek offers for the freehold interest in an adjoining site which extends to approximately (0.23 ha). This site has dedicated access from Woodhorn Road (A197).

ACCOMMDATION

From our computerised mapping system the following area has been calculated:

**Site area 0.44 hectares
(1.10 acres) or thereabouts**

*Adjoining land is 0.23 Hectares
(0.58 acres)*

PLANNING

The site has full planning permission for the demolition and remediation of existing garage and the erection of 14 no. residential dwellings retaining existing access.

The planning application reference is 07/00557/OUT and Ref: 11/02989/REM.

All enquiries should directed to Northumberland County Council Planning Department

Tel: 0345 600 6400.

Client is in receipt of a Flood Risk Assessment. Interested parties wishing to view this should contact agent for further details.

SERVICES

We understand that all mains services are connected to the site.

It should be noted that we have not been able to test the services or make judgement on their current condition.

Prospective purchasers should make their own enquiries as to the services available for future use and any costs for modifications or connections to the site will be the responsibility of the purchaser.

All interested parties should make their own enquires.

TENURE

Freehold with vacant possession.

PRICE

Offers are invited for the benefit of the freehold interest with vacant possession.

Please note that our clients are not obliged to accept the highest or any offer, without prejudice and subject to contract.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the property.

VIEWING

The site is presently operated as a Vehicle Repair Business with private dwelling and therefore parties wishing to view the site are asked to contact Frew Pain & Partners to make an appointment.

Further information available solely from Frew Pain & Partners:

James E F Pain

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Email:

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January 2016





New Dolphin Garage, Front Street, Newbiggin-by-the-Sea, Northumberland NE64 6QD



Map Information
 Scale: 1:4750
 Date: 04/01/16
 Reference:
 Order No.: 1611116



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F492 Printed by Ravensworth 01670 713330

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