

Murrayfield, Allendale Road

Hexham, Northumberland, NE46 2DH



Redline site boundary for indicative purposes only

Key Highlights

- Sought after residential location;
- Edge of town site with excellent access to leisure opportunities, services and transport;
- Gross site area 2.05 acres (0.83 ha)
- Site benefits from an established landscaped setting with private access;
- Informal Sealed Tenders sought **by noon Friday 14th July 2023.**

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Location

The site is located to the south of Allendale Road (B6305) to the west of Hexham town centre and benefits from being situated in a desirable residential location. Located within a ten minute walk to the town centre and 15 minutes to Hexham's train station, the site has excellent access to rail links to both Carlisle and Newcastle City Centre, whilst also being a short drive to the A69 which in turn provides access to the Newcastle Conurbation to the east and Carlisle/south west Scotland to the west.

The site is located in a predominately residential part of the town with Allendale Road housing several late C19th and early C20th large detached and semi-detached villas. The site presents an exciting opportunity for a unique, well designed residential development in a sustainable location, benefiting from its proximity to Hexham town centre.



The site is situated in the Hexham Conservation Area within 'Character 4 Area'.

Description

The site extends to 2.05 gross acres (0.83 ha), it is rectangular in shape and slopes gently from south to north towards Cockshaw Burn. It is bound by Allendale Road to the North with low to medium density residential areas with amenities forming the east, south and westerly edges.

The site itself consists of a single large modern detached dwelling set in mature grounds, the site is generally flat in nature although elevated from the highway. The property is accessed via a driveway off Allendale Road and provides parking spaces at the front of the building.

The site is located in Flood Zone 1 and has no history of surface water flooding, and is not within a high risk coalmining development area.

In March 2022 the Council placed a Tree Preservation Order (TPO) on the whole site. The landowner subsequently appointed an arboriculturist to review and comment on the TPO, the arboriculturist's feedback is available in the technical pack. In summary the Council are aware of the need to remove some of the trees on site in order to facilitate development, confirmed within the Pre-App response, which is available within the technical pack.

Planning

The site does not benefit from any form of planning permission at present, however the vendor has submitted a Pre-App to the Council for the demolition of the existing building and the proposed redevelopment of the site for residential development. A Pre-app response was received on 5 May 2023, and is available in the technical pack.

The pre-application enquiry included two proposal options; both of which seek to demolish the existing dwelling and to redevelop the site at Murrayfield, Allendale Road in Hexham for residential development. The proposed options put forward as part of this pre-application enquiry are as follows:

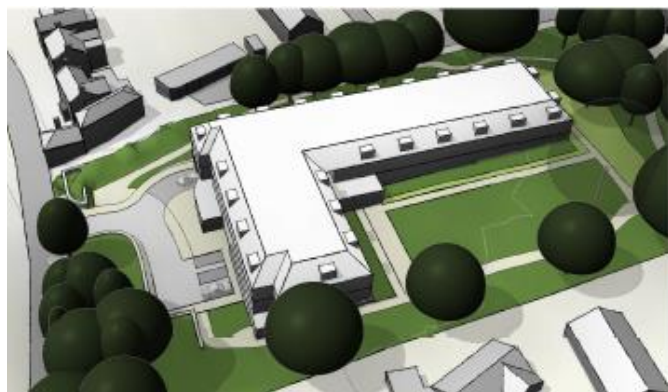
Option 1

A block of 21 x 1- and 2-bedroom apartments and 5 x 4-bedroom dwellings. The apartment block would be four storeys in height with undercroft parking and the proposed 4-bedroom dwellings would be detached and two/two and a half storey in height.



Option 2

A block of 52 x 1- and 2-bedroom apartments. The apartment block would be L-shaped and would be three storeys in height with undercroft parking.



The detailed response to the Pre-app inquiry is included with all supporting documentation in the tender pack. However, in summary the Council have concluded that the principle of residential redevelopment could be acceptable, subject to the submission of detailed plans and information.

The site is not subject to a Community Infrastructure Levy (CIL) charge on either residential development or ancillary commercial. Local planning policy (HOU 6 of the Northumberland Local Plan) stipulates that new development should provide 25% on-site affordable housing.



VAT

This sale will be exempt from VAT.

Viewing

Access to the site is to be strictly by appointment only please contact emma.young@savills.com if wish to inspect the site.



Method of Disposal

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested by **noon Friday 14th of July**. Tenders are to be submitted directly via email to ray.minto@savills.com and emma.young@savills.com.

Bidders are asked to submit offers in Savills standard bid template a copy of which can be obtained by emailing Ray Minto or Emma Young. Tenders should also include:

- A scheme layout plan;
- Details of conditionality;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity; and
- Timescales for exchange and completion.

Please note that the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

Services

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Tenure

The site is to be sold freehold with vacant possession.

Technical Pack

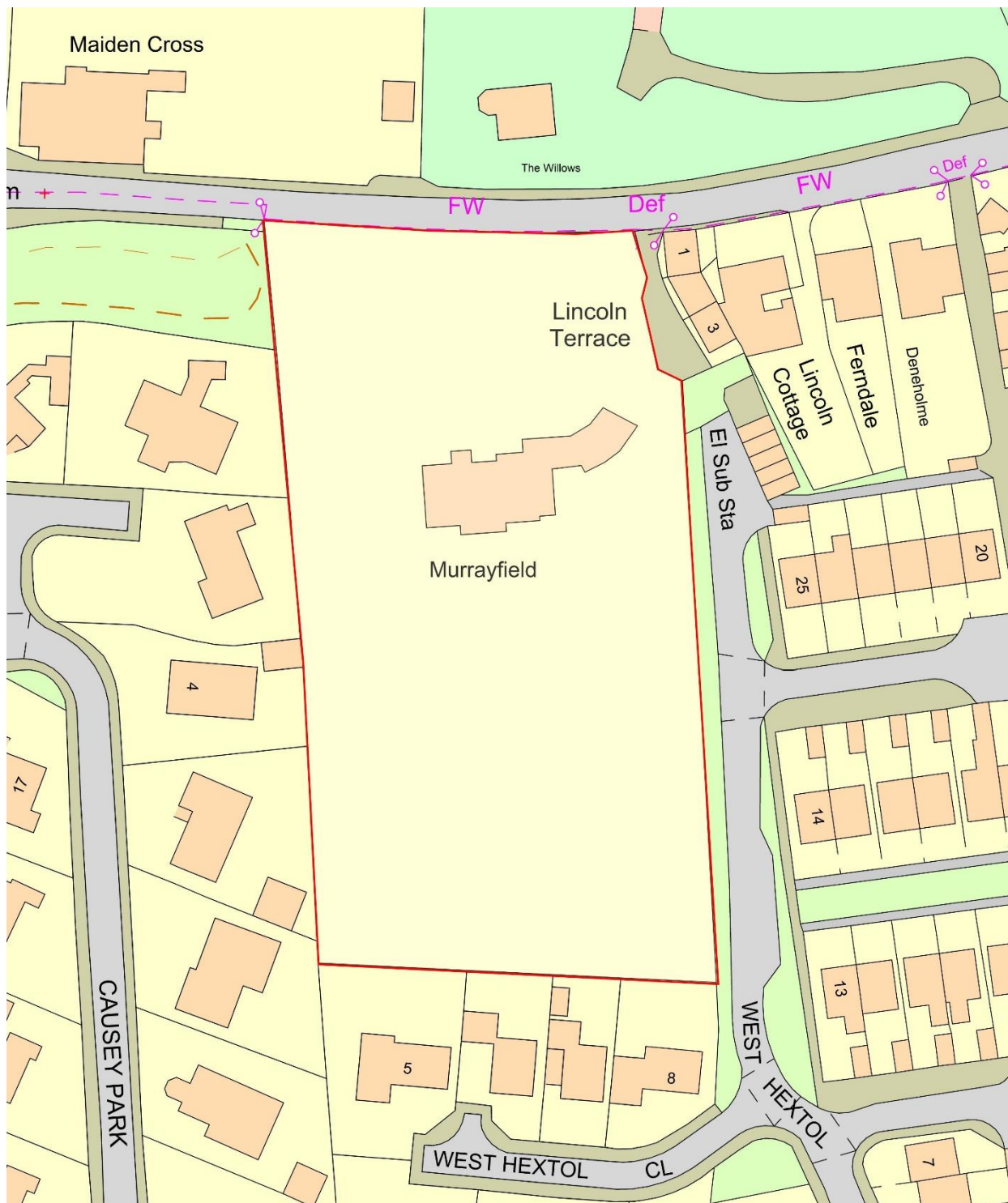
A technical information pack is available on request, please email ray.minto@savills.com for access. The technical pack includes the following:

- Topographical Survey including dwg. file;
- Pre-application submission documents;
- Pre-application responses;
- Arboriculture report and correspondence;
- Report on Legal Title;

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