

FOR SALE

LAND EAST OF BROAD ROAD

Seahouses, Northumberland



Site boundary for indicative purposes only

Key Highlights

- Excellent residential opportunity
- Attractive sought after coastal location
- Gross site area 14.26 acres (5.77 Ha)
- Local Plan allocation 80 - 100 dwellings
- Informal Sealed Tenders sought **by noon Wednesday 10th August 2022**

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Location

The site is situated to the western area of the highly sought after coastal village of Seahouses on the attractive north Northumberland coastline. Seahouses is located three miles south east of Bamburgh, two miles north of Beadnell and 16 miles north east of Alnwick. The site benefits from its proximity to the village centre and the coastline which is a designated AONB.

The village benefits from being well served by local amenities and leisure offer including seasonal boat trips to the Farne Islands. Other areas of outstanding beauty include Bamburgh, Budle Bay and Holy Island to the north. Popular destinations to the south include Beadnell, Newton by the Sea and Craster; all of which offer excellent coastal walks and accommodate popular gastro pubs.

Road access to Seahouses is principally from the north and south via the B1340 which then connects to the A1 around seven miles to the west and in turn the wider road network. The surrounding area to the west is predominantly farmland with the small settlement of North Sunderland situated immediately to the south west of Seahouses.



Legal and Surveying Fees

Each party is to bear their own costs incurred.

Description

The site is greenfield in nature and extends to 14.26 acres (5.77 ha) gross (red line boundary above). It is relatively flat and is bound by housing to the north, a caravan park to the east and south, with Broad Road and a playing field abutting the site to the west. A narrow tree belt and footpath abuts the western boundary of the site.

The site offers the potential for residents to enjoy edge of settlement coastal living with beach walks to the north and unspoiled views of open countryside to the west.

Interested parties should note that our client has the benefit of access right into perpetuity over the entire length of the tree belt to the west of the site to facilitate vehicular access for development. Bidders should also note that our client owns the land adjacent to that which is allocated and is outlined in blue on the plan above and below, part of which may be available for acquisition if deemed to be required.

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. The site is subject to an Agricultural Holdings Act 1986 tenancy (AHA), with vacant possession available within 3 months of the landlord serving a notice to resume.

Information Pack

An information pack is available upon request and includes the following:

- Title Information;
- Topographical survey;
- Ecology and Breeding Bird Surveys; and
- Former mining working information.

Method of Disposal

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested **by noon Wednesday 10th August 2022**. Tenders are to be submitted directly to david.craig@savills.com or glenn.laws@savills.com. Bidders are asked to provide the following information:

- Scheme information including layout plans and unit speciation including elevations and floor plans;
- Rationale around how Bio Diversity Net Gain has been addressed;
- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

The successful developer shall be required to instruct Savills in respect of bulk sales and the disposal of affordable tenure units to a Registered Provider.

VAT

All offers received will be deemed to be exclusive of VAT.

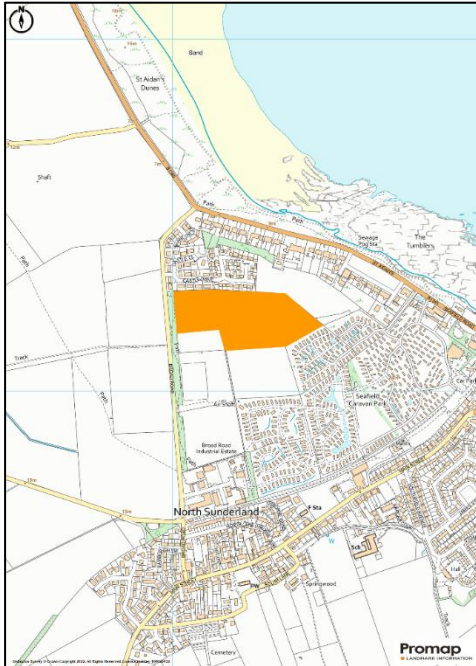
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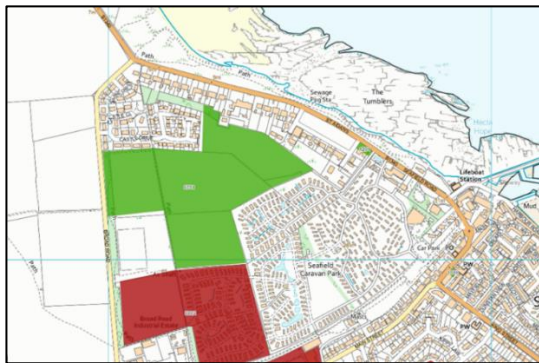
Planning

The Northumberland Local Plan was adopted pm 30th March 2022 and is the statutory development plan for the area. The site is a Housing Development Site Allocation in the adopted Local Plan. Policy HOU4 allocates 5.14 hectares of land at the site for an indicative dwelling range of 80 – 100 houses as shown on the plan below:



The southern field is not proposed for allocation and would remain 'white land'. The whole site is shown within the defined settlement boundaries. Adoption of the Northumberland Local Plan is now imminent.

It is our view that the site provides developers with a unique opportunity to deliver a high quality and attractive coastal development within an attractive landscape setting. It should be noted that the whole site (Site 6751) has been assessed as 'green' in the SHLAA as shown below:



It should be noted however that the SHLAA yield is 100 houses and the site is only identified as suitable in part (the allocated area), so it is not yet clear how NCC would respond to a proposal which included houses on the unallocated southern field in addition to the proposed allocation which increased the total numbers above 100 houses. These matters would need to be discussed with NCC to establish their likely position. As detailed above however, our client is amenable to disposing of part of the additional land outlined in blue if it is considered that development outside of the allocation could take place.

Bidders are also asked to provide, in support of their offer, a detailed design rationale, including plans and elevations, demonstrating a commitment to the enhancement of the town and neighbourhood, through design quality, sympathetic layout and appropriate landscaping.

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.



Viewing

The site can be clearly viewed from Broad Road to the west. Interested parties are strictly forbidden from entering the site without prior approval from Savills.

Contact

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June 2022

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