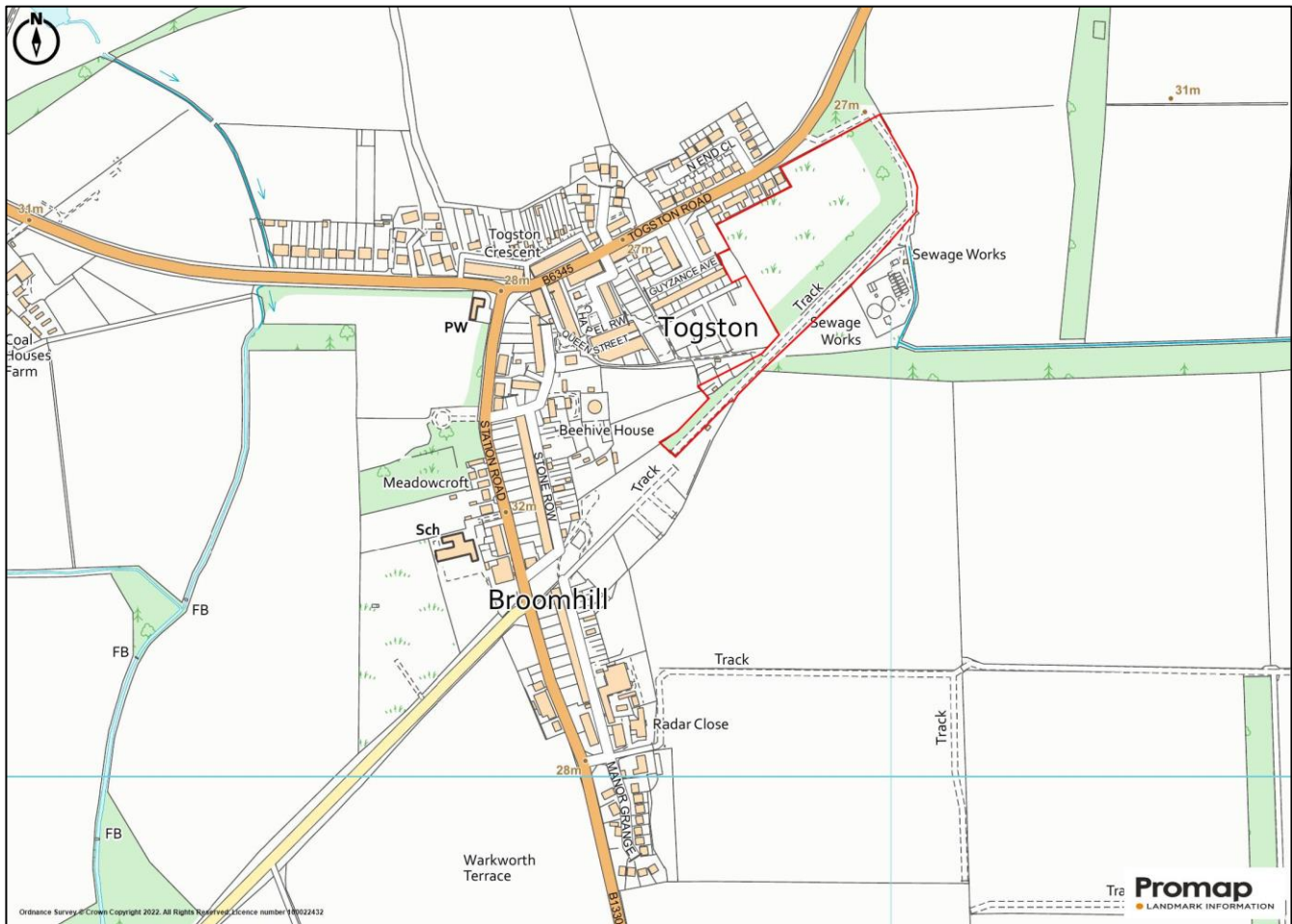


LAND EAST OF TOGSTON ROAD

Togston, Northumberland, NE65 9UZ



Key Highlights

- Excellent residential opportunity
- Attractive Northumberland location in close proximity to the coast
- Gross site area 8.28 acres (3.35 Ha)
- Detailed Planning Permission for 68 residential units
- Informal Sealed Tenders sought **by noon Wednesday 14th September 2022**

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Location

The site is situated to the eastern area of the village of Togston within close proximity to the attractive Northumberland coastline a short distance to the east. Togston is located 2.5 miles south of Amble, 12 miles south east of Alnwick and 30 miles north of Newcastle.

Togston offers the ability to benefit from semi-rural living whilst being within comfortable commuting distance to Alnwick, Morpeth and Newcastle. It is within very close proximity to Amble to the north which has benefitted from significant investment in recent years and offers a range of popular leisure destinations, boat trips and local amenities. The village benefits from its proximity to Druridge Bay and scenic coastline a short distance to the east.

Road access to Togston is principally via the B6345 from the east and west 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 all directions is predominantly farmland with Hadston located 0.75 miles to the south.



VAT

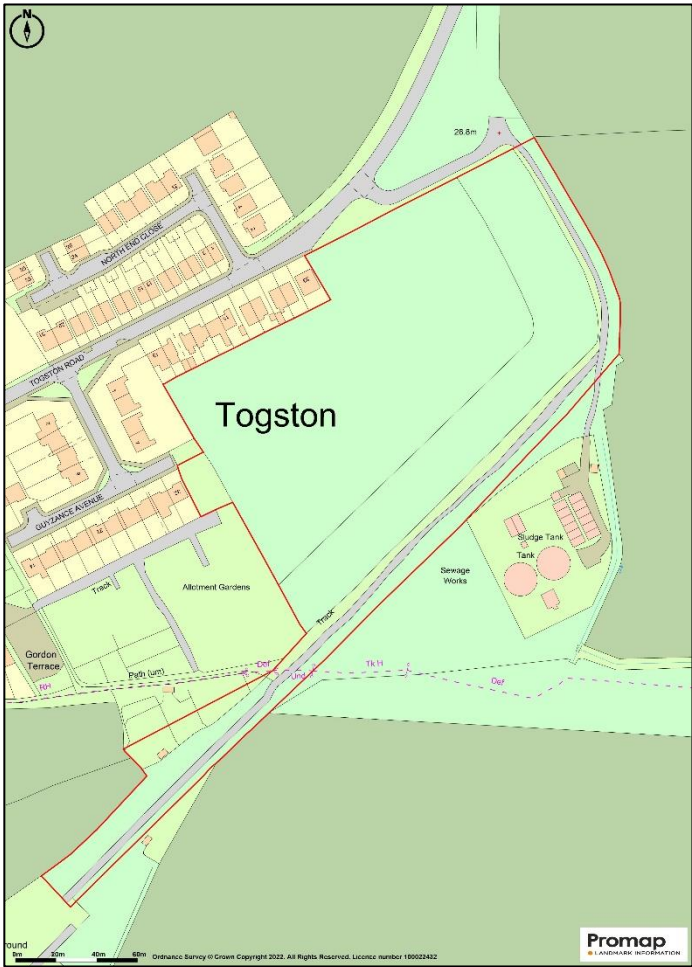
All offers received will be deemed to be exclusive of VAT.

Description

The site is greenfield in nature and extends to 8.28 acres (3.35 ha) gross. It is relatively flat and is bound by housing to the north east, allotments to the south west and agricultural land to the south and east.

The site offers the potential for residents to enjoy semi-rural living with beach walks and scenic open coastline to the east.

Interested parties should note that the site is subject to a right of way which runs along the southern boundary of the site (shaded yellow on the title plan). For the avoidance of doubt, this area is included within the sale.



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 (Title Number: ND100088).

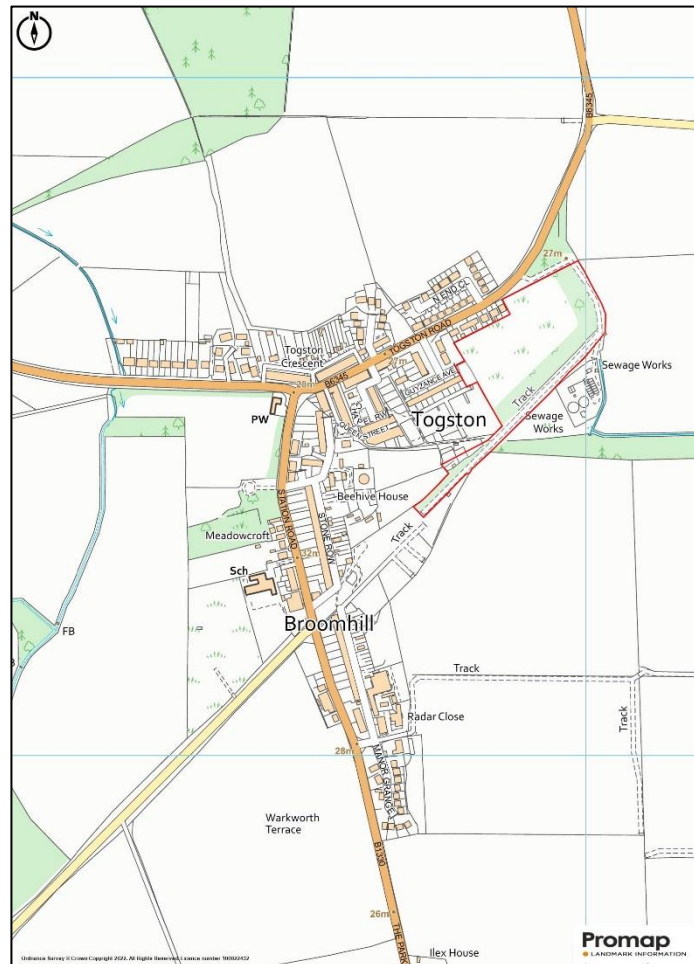
Planning

The site benefits from detailed planning permission for the development of 68 dwellings (C3) with associated access, infrastructure and landscaping. There is a requirement for 17% on site affordable housing comprising 4 no. Affordable Rent units and 8 no. Intermediate units.

The planning permission is subject to a Section 106 Agreement which is included within the Information Pack.

Planning Reference: 18/02190/FUL

It is our view that the site provides developers with a unique opportunity to deliver a high quality development within an attractive landscape setting.



Viewing

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

Information Pack

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

- Site Layout;
- Decision Notice and Section 106;
- Title Information;
- Topographical survey;
- Geoenvironmental Appraisal Report; and
- FRA and Drainage Strategy.

Method of Disposal

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested **by noon Wednesday 14th September 2022**. Tenders are to be submitted directly to david.craig@savills.com, glenn.laws@savills.com or emma.young@savills.com. Bidders are asked to provide the following information:

- Confirmation that the offer is **net** and completion will take place on or before **22nd December 2022**;
- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Timescales for exchange and completion; and
- Full solicitor details.

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

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.

Legal and Surveying Fees

Each party is to bear their own costs incurred.

Contact

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June 2022

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