

For Sale – Waterside Residential Development Opportunity

Heritage Quay, Berwick upon Tweed, TD15 2AB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Waterfront Development Opportunity
- Site Area: 0.33 hectares (0.82 acres)
- Superb Harbourside Location
- Planning Consent for 30 Dwellings
- Planning Reference: 04/B/0337
- Freehold

Offers Invited

FOR SALE – Waterfront Residential Development Opportunity

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THE OPPORTUNITY

Bradley Hall is delighted to bring to the market this rare waterfront residential development site situated with stunning views across the Tweed Estuary. Located on the southern bank of the River Tweed and with stunning views north towards the attractive market town of Berwick, this site provides an opportunity to build a high quality residential scheme. Berwick upon Tweed's historic centre is a short walk from the site across Bridge End. A small range of local amenities can also be found on Main Street, a stones throw from the site. It is proposed that the site will provide an attractive mix of townhouses and apartments. These homes would suit a broad range of purchasers including first time buyers, families and holiday homeowners.

LOCATION

Berwick upon Tweed is located within the historic area of Northumberland and close to the Scotland-England border. Berwick is an attractive coastal town which offers a wide range of services and benefits from excellent transport links across the country. Edinburgh lies 56 miles north of the site and south of the site lies Newcastle which is situated 56 miles away. The site is located on the Heritage Quay Waterfront, 0.5 miles south west of Berwick's City Centre. The site benefits from being cleared with level topography and has direct access to Dock Road which is a main road into Berwick's suburbs. The site extends to c0.33 hectares (0.82 acres).

PLANNING

Planning permission was granted on the 8th July 2005 for the development of 30 residential apartments and townhouses with amendments to this scheme granted permission on the 10th January 2008. A material start was implemented with the construction of the access road and therefore the planning consent is extant.

TENURE

The site is sold freehold with vacant possession.



INFORMATION PACK

An information pack for the site is available from the sole agent.

SERVICES

We are advised that all of the main services are either on or immediately adjacent to the site. Interested parties should make their own enquiries to the utility companies and confirm availability and capacity.

TERMS

The subject site is available by way of freehold with offers invited. All offers must be submitted in writing to Bradley Hall and include:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Our client is not obliged to accept the highest or indeed any offer.



Local Schools:
St Cuthbert's Roman Catholic (Ofsted: Good)
Berwick Middle School (Ofsted: Good)



0.5 miles from A698
2.1 miles from A1 (M)



1.3 miles from Berwick Train
Station

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

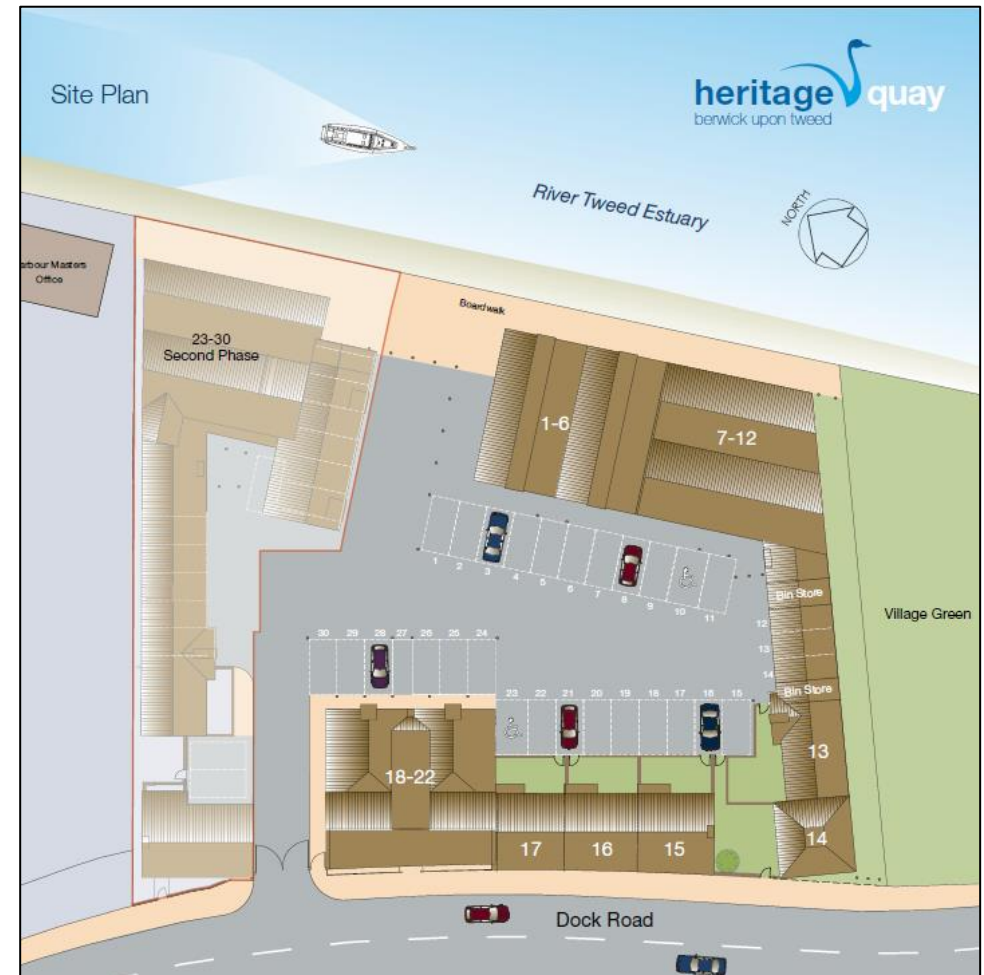
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Callum Armstrong** at Bradley Hall.

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk





IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- 5) All details are provided **Subject to Contract**

