

# LAND AT LINTON INDUSTRIAL ESTATE

Linton Colliery, Northumberland NE61 5SD



Site boundary for indicative purposes

## Key Highlights

- Excellent development opportunity
- Village location within convenient commuting distance to Newcastle
- 8.69 acres (3.52 hectares)
- Close proximity to Morpeth and the Northumberland coastline
- Informal sealed tenders sought by **noon Thursday 9<sup>th</sup> December 2021**

SAVILLS NEWCASTLE  
The Lumen, St James' Boulevard  
Newcastle upon Tyne NE4 5BZ  
**+44 (0) 191 917 1444**

[savills.co.uk](https://www.savills.co.uk)

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## Location

The site is situated to the north of the attractive village of Linton Colliery within south east Northumberland. Linton Colliery is located 4 miles north of Ashington, 7 miles north east of Morpeth and 22 miles north of Newcastle. The village benefits from being within convenient distance to Druridge Bay and the coast approximately 2.5 miles to the east. The seaside village of Cresswell is situated to the east along with Ellington, Widdrington Station and Ulgham.

Road access is via a country lane from south which connects to the A189 to the south east and provides access to the wider surrounding area. Morpeth rail station is located a short drive to the west and provides regular links to Newcastle, Edinburgh and other major UK cities. Linton benefits from its semi-rural positioning whilst being within comfortable commuting distance to Newcastle.

The site offers the ability to live in an attractive private location whilst being conveniently located to main road links, local amenities at Morpeth, Ashington and the Northumberland coastline.



## Description

The site is brownfield in nature and extends to 8.69 acres (3.52 hectares). It is bound by housing to the south and south east, an access road to the west and trees and agricultural land to the north and east. It is relatively flat and is currently used as a business headquarters and machinery and vehicle depot.

The village is surrounded by a combination of agricultural land and nature reserves with the nearby village of Ellington located around 2 miles to the east.

## Planning

The development plan for the area within which the site is located comprises the 'Saved' Policies of the Castle Morpeth District Local Plan (CMLP) (original adoption 2003; policies saved 2007). We note however that the emerging Northumberland Plan is at a late stage of preparation, currently undergoing examination and most recently consulting on a schedule of main modifications (ending August 2021) required to make the plan sound. As the Northumberland Local Plan is at a late stage of preparation, it is currently afforded a degree of weight as per the provisions of the NPPF (para 48), and should eventually form the basis for determining planning applications following its adoption.

The site is allocated for employment use within the extant Castle Morpeth Plan by Policy LIE1, but has subsequently been deallocated in the emerging Northumberland Local Plan. The site is located within the Settlement Limits of Linton with both the existing Castle Morpeth Plan and the Emerging Northumberland Local Plan. Whilst the site is currently allocated for employment uses under Policy LIE1, given that the site has been deallocated in the emerging plan, it is highly likely that the site may be considered to be appropriate for a wider range of uses by Northumberland Council. As a result of the site still being sustainably located in relation to Linton, remaining within the Settlement Limits, development at the site will likely be considered appropriate in-principle subject to satisfying the relevant detailed technical policies. We would expect that acceptable uses at the site, subject to demonstrating technical suitability, could include residential, industrial and mixed use schemes.

## 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.

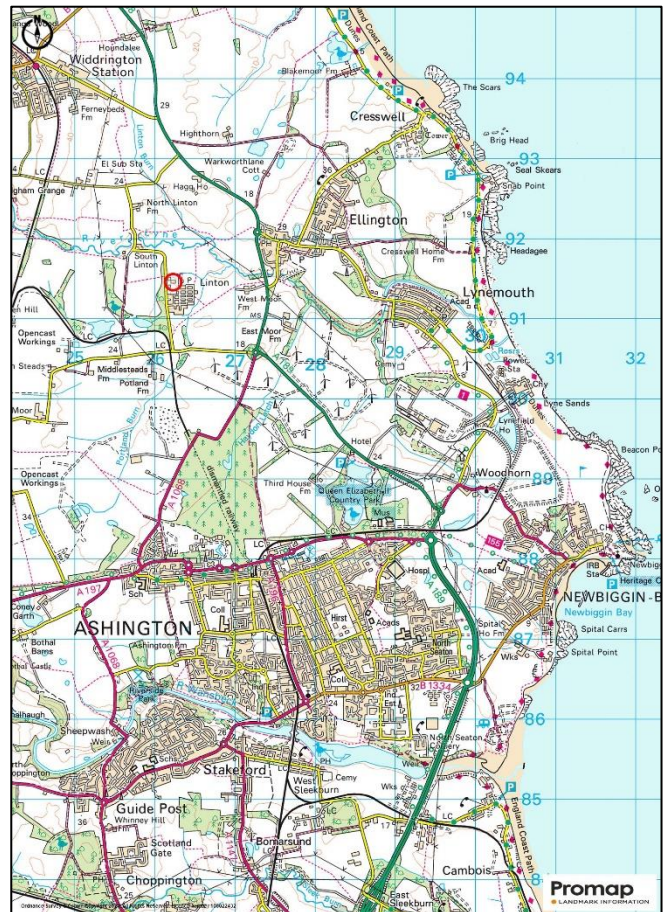
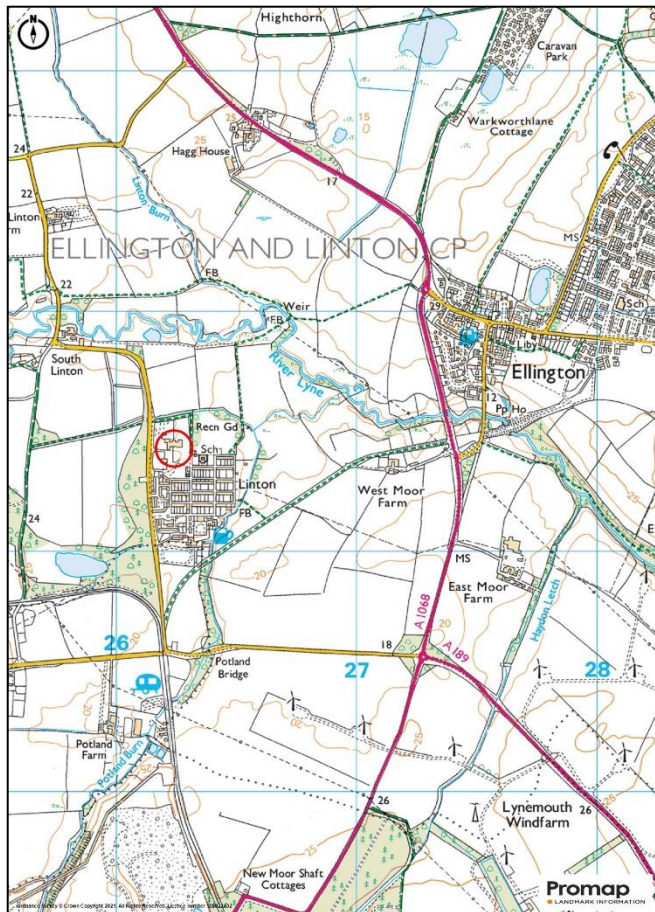
## Tenure

The site is to be sold freehold with vacant possession.

## VAT

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





## Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender process. Tenders are requested **by noon Thursday 9th December 2021**. Tenders are to be submitted directly to [david.craig@savills.com](mailto:david.craig@savills.com) or [kevin@landconnection.co.uk](mailto:kevin@landconnection.co.uk). Bidders are asked to provide the following information:

- 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.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

## Information Pack

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

- Title Information;
- Site plans; and
- Geoenvironmental Appraisal

## Legal and Surveying Fees

Each party is to bear their own costs incurred.

## Contact

David Craig  
+44 (0) 191 323 3145  
+44 (0) 7970 680 670  
[david.craig@savills.com](mailto:david.craig@savills.com)

Kevin Husband  
Land Connection  
+44 (0) 7833 450 249  
[kevin@landconnection.co.uk](mailto:kevin@landconnection.co.uk)

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October 2021

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