

PRIME TOWN CENTRE DEVELOPMENT OPPORTUNITY

Morpeth Leisure Centre, New Market, Morpeth, NE61 1PR



Site boundary for indicative purposes only

Key Highlights

- Prime town centre development opportunity
- Excellent river frontage and views
- 0.88 acres (0.36 hectares)
- Identified as a key Development Opportunity Site within Morpeth Neighbourhood Plan
- Informal sealed tenders sought by **noon Wednesday 11th May 2022**

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black.

Location

The site is located to the west of New Market and immediately to the north of the River Wansbeck in the sought-after market town of Morpeth in Northumberland. Morpeth is located approximately 5 miles west of Ashington, 15 miles north of Newcastle and 19 miles south of Alnwick.

Road access is principally provided from the A192 and the A197, both of which connect directly onto the A1(M) to the west. The town is served by Morpeth train station which benefits from being on the East Coast Mainline with regular connections London, Edinburgh and other major UK cities.



Description

The site is rectangular in shape and extends to approximately 0.88 acres (0.36 hectares). It is brownfield in nature accommodating Morpeth Riverside Leisure Centre. The leisure centre comprises a two storey brick-clad building that is surmounted by a mix of flat and aluminium-covered mansard roofs. The main entrance of the building fronts onto New Market to the east with a public car park opposite.

The site benefits greatly from its proximity to the River Wansbeck and green space, along with Carlisle Park to the south. It is within very close proximity to Morpeth High Street which accommodates a number of national covenants including Costa Coffee, Boots, Clintons, Superdrug and Greggs, as well as a various independent occupiers, restaurants and bars including Pleased to Meet You. As such the site is extremely well located for local amenities and leisure venues whilst benefitting from an attractive secluded position adjacent to the river.

Additional Car Parking Land

The adjacent car parking land is owned by our client, however, it should be noted that this does not form part of the site.

Our client may consider proposals which include additional car parking land, subject strictly to any proposals not resulting in a net loss of car parking spaces for the town.

Relocation of Leisure Centre

Prospective purchasers should note that the existing Leisure Centre is scheduled to relocate to a new facility which is currently under construction in circa Q1/Q2 2023.

Services

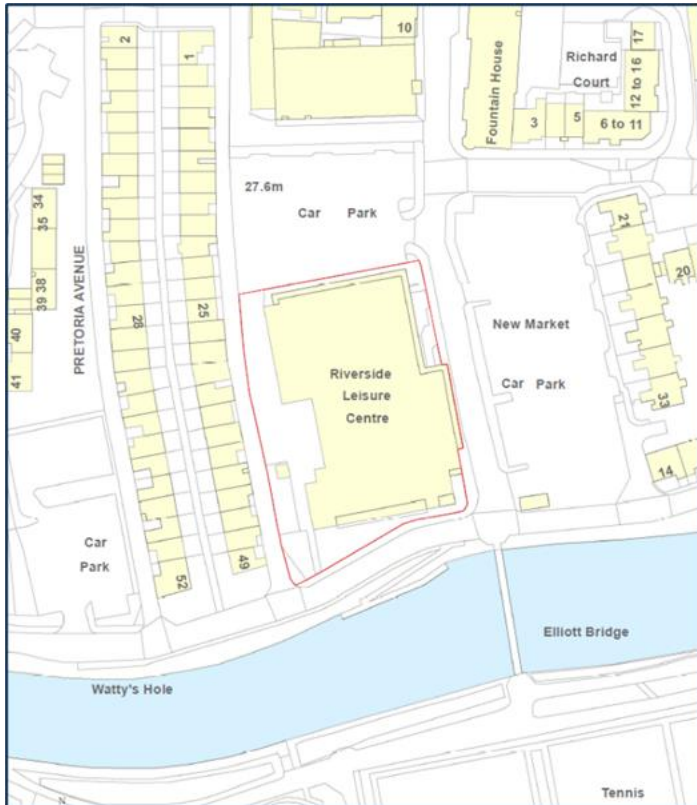
We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Planning

The site is identified within the Morpeth Neighbourhood Plan (adopted May 2016) as a key "Development Opportunity Site" within the identified "Morpeth Town Centre". Policy EMP1 of the neighbourhood plan sets out criteria in which development will be supported within Morpeth Town Centre. This policy states that, for Opportunity Sites, their reuse or redevelopment would be supported for sports, leisure, hotel, cultural or community uses appropriate to its location. Support for residential development will be supported as part of mixed use schemes where it is demonstrated that "the reuse or redevelopment of the building or site for a retail, leisure or business use would not be viable."

The site presents developers with a superb and unique opportunity to deliver an attractive, well designed, high quality scheme within the town centre. The site benefits from excellent river views whilst being extremely well situated in terms of its proximity to the town centre. Morpeth has recently enjoyed some significant private and public investment and the development of this site will be another positive contribution to the town and will further enhance the range of destinations it has to offer.





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 Wednesday 11th May 2022** and are to be submitted directly to both julie.parkinson01@northumberland.gov.uk and mike.robbs@northumberland.gov.uk. Bidders are asked to provide the following information:

- Details and scale drawings of the proposed scheme;
- 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;
- Full solicitor details; and
- Completed Tender Form.

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;
- Planning Policy Note;
- Asbestos Survey;
- Ecological Impact Survey; and
- Tender Form.

Legal and Surveying Fees

The purchaser is responsible for their costs incurred. The purchaser is also required to pay a contribution towards the vendors reasonable legal and surveyors fees equating to 2% of the purchase price, payable on legal completion.

Tenure

The site is to be sold freehold with vacant possession.

VAT

All offers received will be deemed to be exclusive of VAT. Bidders should note that our client may look to apply an option to tax.

Viewings

Strictly by appointment with Sole Selling agents Savills.



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February 2022

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