

For Sale - Outstanding Residential Development

Former Police Station
Castle Bank, Morpeth

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



OPPORTUNITY

Bradley Hall is delighted to bring to the market this excellent residential development in Morpeth, Northumberland.

This development offers an extremely rare opportunity to deliver high quality houses and apartments within Morpeth town centre. The site benefits from planning permission for 32 dwellings in a mix of high quality houses and apartments. These homes could be ideally suited to the discerning family purchaser or downsizers looking to relocate to this prominent town centre location.

This is, arguably, the most exciting scheme to come forward in Morpeth in decades.



LOCATION

The former Morpeth Police Station is located on Castle Bank in Morpeth. Castle Bank forms part of the A197 and provides direct access into Morpeth town centre. The A197 is a main road through Northumberland which links with A1 (M) to the south west and A189 to the east.

Castle Bank is serviced by many local bus routes and the property is only 0.3 miles from Morpeth train station which provides access to Newcastle upon Tyne city centre to the south and Edinburgh via Berwick upon Tweed to the north.

Morpeth is a popular town in Northumberland which lies on the River Wansbeck and is 2 miles from A1(M), 5.5 miles west of Ashington and 15 miles north of Newcastle upon Tyne city centre.



Our Planning and Development team would be delighted to assist with the process involved in designing an alternative luxury scheme.

TENURE

The site is sold freehold with vacant possession.

SERVICES

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.

TERMS

We are instructed to seek offers in the region of £3,250,000 for the freehold interest in the property. Offers must be submitted in writing to the sole agent and state:

- 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.

Offers must be submitted to our office at 1 Hood Street, Newcastle upon Tyne, NE1 6JQ. A closing date may be set subject to interest levels.

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

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

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact **Callum Armstrong** or **Neil Hart** at Bradley Hall.

Tel: 01642 265 300

Email: callum.armstrong@bradleyhall.co.uk

Tel: 0191 232 8080

Email: neil.hart@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.
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 - 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**
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