



THE BOATYARD, COQUET STREET, AMBLE, NORTHUMBERLAND, NE65 0DJ

- **Former Boatyard**
- **Potential for residential development (subject to planning consent)**
- **Approximately 1.16 acres (0.47 hectares)**
- **Views of River Coquet Estuary and Northumberland coastline**
- **Freehold – offers invited**

Development Opportunity For Sale

LOCATION

Amble is a town on the north-east coast of England, approximately 28 miles north of Newcastle upon Tyne. The market town of Morpeth lies approximately 14 miles to the south-west.

The subject property is located in the heart of the town, overlooking the harbour, and the River Coquet Estuary, with views beyond to the Northumberland Coast.

The property adjoins the Amble Harbour Village, which is a development of small retail pods selling a range of jewellery, crafts and food & drink, which is popular with visitors to the area.

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The town also benefits from a range of other facilities, including a Morrisons store, Co-Op and Tesco, as well as local schools and other local retail outlets, public houses and restaurants.

SITE DESCRIPTION

The site occupies a prominent position in the harbour, and is currently used as a boatyard. Currently there is a large, detached high-bay warehouse/workshop, office and range of other stores and workshops on the land, together with a car park.

The high bay steel portal frame building extends to 326.23 sq m (3,512 sq ft) and has a ridge height of around 11.9 m. There is also a smaller workshop extending to 205.81 sq m (2,215 sq ft) and some smaller buildings which are currently unused.

The coastal path runs along part of the northern edge of the site.

A single storey building fronting on to Coquet Street, is also within the vendor's ownership. This building is occupied by the popular Spurreli Ice Cream Parlour. This building is excluded from the site, however, it could be made available if a similar property were to be provided within a larger redevelopment of the site.

The site extends to 1.16 acres (0.47 hectares) or thereabouts, and part enjoys frontage directly onto the Estuary.

PLANNING

A planning application was submitted in 2021 for the development of this site to provide 54 apartments in five residential blocks. The application was refused. However, we understand the general principle of development is accepted and that a scheme for a less intensive development would be more favourable.

The adjoining development, which was constructed around 2020, comprises of a range of apartments and penthouses within five-storey buildings.

The site may also be suitable for other uses, such as a hotel or other leisure-led schemes or commercial uses, subject to all necessary consents including planning consent being obtained.

SERVICES

We are advised that water, electricity, gas and sewerage connections are all available on or close to the site. Interested parties should satisfy themselves as to the capacity and location of such services.



Yard & Buildings



Yard



Location plans at 1:2500 & 1:175,000 scale



Site entrance

LOCAL AUTHORITY

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

RATEABLE VALUE

The property is currently entered into the rating list as follows:

Description: Factory & Premises

Rateable Value: £28,750

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-34. Copies of the EPC and Recommendation Report are available on request.

VIEWING

Viewing is strictly by appointment with sole agents, YoungsRPS. Arrangements can be made by contacting Paul Fairlamb on 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com

PRICE

Offers invited for our client's freehold interest in the property with vacant possession.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser or directors of the acquiring company will be required to provide proof of identification to comply with money laundering regulations in the form of a copy of the purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

Sale boundaries shown on the photographs and plans are for identification purposes only. Full details including plans and technical information are available on request.

Particulars prepared February 2024



YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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