

LAND AT BUDLE BAY

Budle | Bamburgh | Northumberland



rare!
From Sanderson Young

Land at Budle Bay

Budle | Bamburgh | Northumberland | NE69 7AJ

A unique opportunity to create a bespoke contemporary new home

Price: Offers Over £695,000

*Bamburgh 1.5 miles, Berwick-upon-Tweed 17 miles, Alnwick 17 miles,
Alnmouth Railway Station 20 miles, Newcastle International Airport 50 miles,
Newcastle City Centre 51 miles (all distances are approximate)*

From Alnmouth Train Station, there is a direct train to London every 2 hours and a regular one hour train ride to Edinburgh Waverley to the north.

Newcastle International Airport, 50 miles away, offers direct routes to a wide number of locations throughout Europe, as well as further afield including Dubai, Orlando, Cancun and Barbados.

Sanderson Young rare! Office
95 High Street
Gosforth
Newcastle upon Tyne NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500

LOCATION & DESCRIPTION:

We are delighted to offer what is a truly rare and unique opportunity to acquire a prime residential building plot directly overlooking Budle Bay, on Northumberland's highly sought after heritage coastline. Budle Bay, as the name suggests, is a large bay located on the Northumberland coast. It is one of the region's hidden gems, situated within the Northumberland Coastal area of outstanding natural beauty (AONB) and is known for its stunning scenery and rich wildlife. The bay is surrounded by rolling hills to the West, sandy beaches and a diverse range of coastal habitats, including salt marshes, sand dunes and rocky cliffs. Budle Bay is also a popular destination for birdwatchers, providing a variety of species including seabirds, waders and migratory birds. The bay is also a great place for wildlife watching, with seals, otters and dolphins often seen in these waters. Other activities within the bay include water sports, fishing, wind surfing and paddle boarding whilst a further range of leisure activities is also available in nearby Seahouses and Beadnell along with cycle hire and boat trips to the Farne Islands. In addition there are many walking trails and hiking paths around the bay as well as the beautiful sandy beaches which link Budle Bay with the ever popular and famous coastal village of Bamburgh, some two miles away with its majestic castle standing proud overlooking the golden sands. This historic and much sought after village has a range of local amenities including a golf course and cricket club, pubs/restaurants, coffee shops, and a family owned butcher's, and the walk along the coast to Budle Bay is one of absolute beauty, cited as one of the most beautiful coastal walks in the UK, especially at low tide where you can see some of the most amazing sunsets across the bay.

NORTHUMBERLAND:

As well as its Heritage Coastline, Northumberland is also home to a National Park encompassing such breathtaking landscapes as the Cheviot Hills, the Upper Coquet Valley and Kielder Water which offers facilities for cycling, hiking, sailing, water-skiing and other outdoor activities; Kielder also boasts a magical Observatory, a unique visitor attraction under the finest dark skies in England. The great fortresses of Alnwick and Dunstanburgh are a short drive away and other notable attractions in this beautiful county range from the Hadian's Wall World Heritage Site to the modern marvels of Cragston and The Alnwick Garden. The market town of Alnwick is 17 miles away and offers a range of independent shops, restaurants and cafes, as well as The Playhouse which provides a cinema, theatre and concert venue.

THE SITE:

This prime site extends to 0.75 acres and slopes gently across the site from East to West. This site formally comprised of the stack yard which served Budle Farm which lies adjacent to the site, which was converted over 20 years ago to provide a cluster of high end residential units formed from the range of the former stone built farm buildings. This absolutely prime coastal site will provide unparalleled open views over Budle Bay from the front elevation, especially from the first floor. In the distance it is also possible to view Lindisfarne (Holy Island) which can be accessed by car nearby, across a causeway, at low tide. The proposed contemporary new home has been designed and positioned on the site to also take advantage of the stunning open views to the West of the Cheviot hills and the borders of Scotland. The principal rear formal gardens enjoy a completely sheltered South elevation with delightful open views and adjoin a less formal area shown as an orchard.







THE DESIGN:

Without doubt the proposed design of this exemplary coastal home, designed by award winning architects JDDK, presents a truly special and unique opportunity to create a very special and bespoke coastal home in what must be one of the finest locations so close to the historic and famous village of Bamburgh with its iconic castle.

THROUGH THE EYES OF THE ARCHITECT:

“When I first visited the Stackyard site at Budle, I sensed straight away what a special site it was and the huge potential it had for the creation of an extraordinary and really special home.

Our designs for the house are entirely bespoke, generated in response to the unique character of the fabulous rural setting and, in particular, the stunning views. There is no other house quite like this one.

We have maximised every opportunity to connect the inside to the outside whilst still being careful to design a practical contemporary home that sits comfortably in its rural setting, set with gardens wrapped around on all four sides. Even the garage is designed so that you look over its planted roof across to the open fields beyond.

On entering the house you will be in a light bright double height space with the underside of the curved roof visible above. A feature staircase takes you up to a generous upstairs landing overlooking the hall and from where you will enjoy the stunning views across to Budle Bay to the north. Downstairs, you will look straight ahead, right through the house, to the sunny south facing garden. In fine weather, folding glazed doors can be pulled right back to open up the dining space and two walls of the sitting room, letting your living space really flow out to the terraces, garden and orchard beyond.

When the weather is not being so kind the garden can still be enjoyed from the cosy window seat in the kitchen and the overhanging roof and extended front wall of the house will make sure the outdoor terrace to the west is sheltered from the elements.

Upstairs, a huge balcony sits under the overhanging roof and offers fantastic views across the landscape and to the Cheviot hills beyond.

We have not forgotten the practicalities of a successful home: the house provides lots of choices for where you spend your time, social open plan living or smaller more private spaces to snuggle down in; a private ensuite for every bedroom, plus a guest WC downstairs; a back door into a laundry/boot room for those returns from the extensive walks that will be available from your door.

From the outset we had a vision of an extraordinary home for this extraordinary place – we look forward to seeing the vision coming to a reality.”

Nicky Watson
Director
JDDK Architects
nickyw@jddk.co.uk
0191 286 0811

LOCATION DISTANCES:

Bamburgh 1.5 miles, Berwick-upon-Tweed 17 miles, Alnwick 17 miles, Alnmouth Railway Station 20 miles, Newcastle International Airport 50 miles, Newcastle City Centre 51 miles (all distances are approximate)

From Alnmouth Train Station, there is a direct train to London every 2 hours and a regular one hour train ride to Edinburgh Waverley to the north.

Newcastle International Airport, 50 miles away, offers direct routes to a wide number of locations throughout Europe, as well as further afield including Dubai, Orlando, Cancun and Barbados.

DIRECTIONS FROM NEWCASTLE CITY CENTRE:

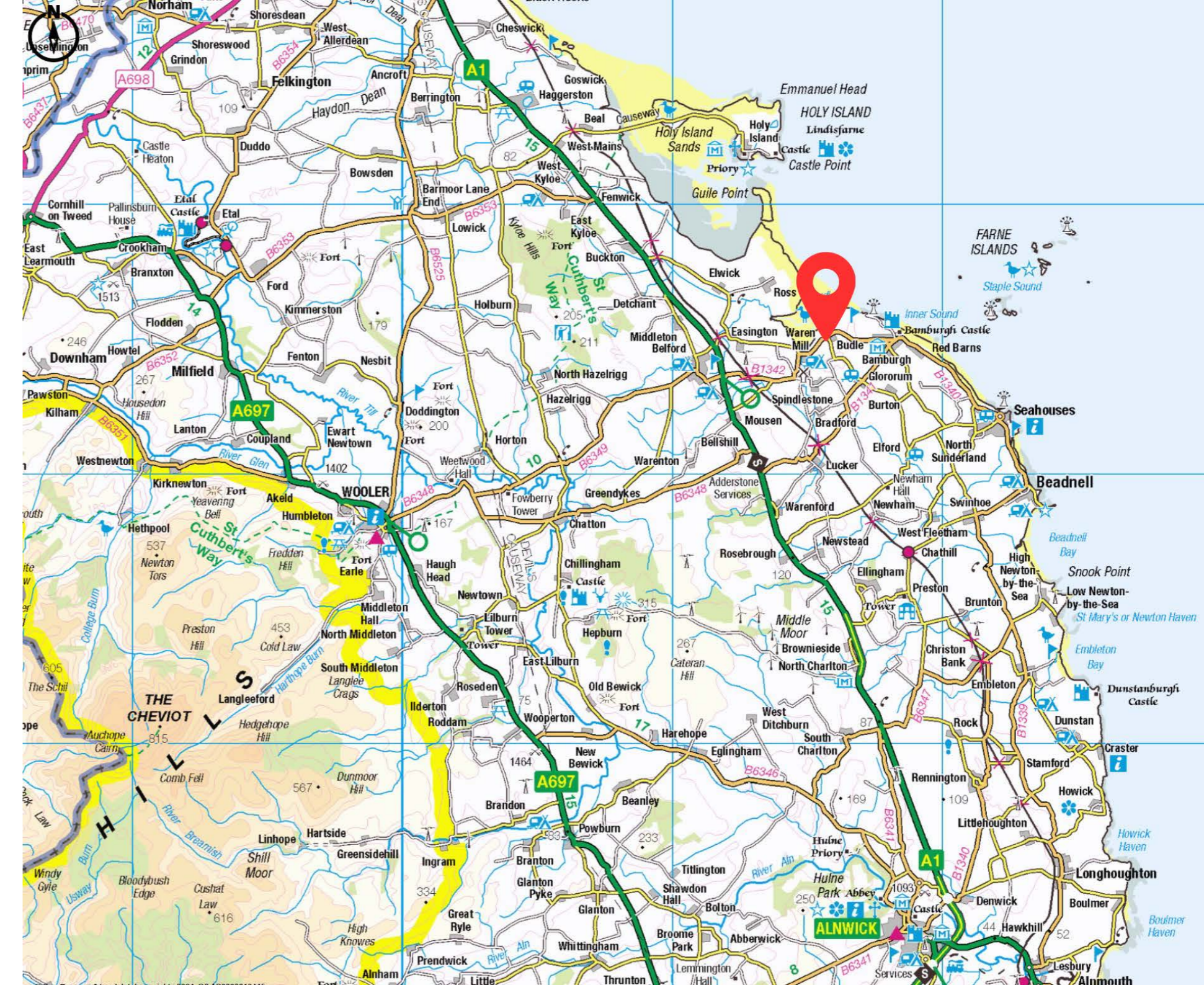
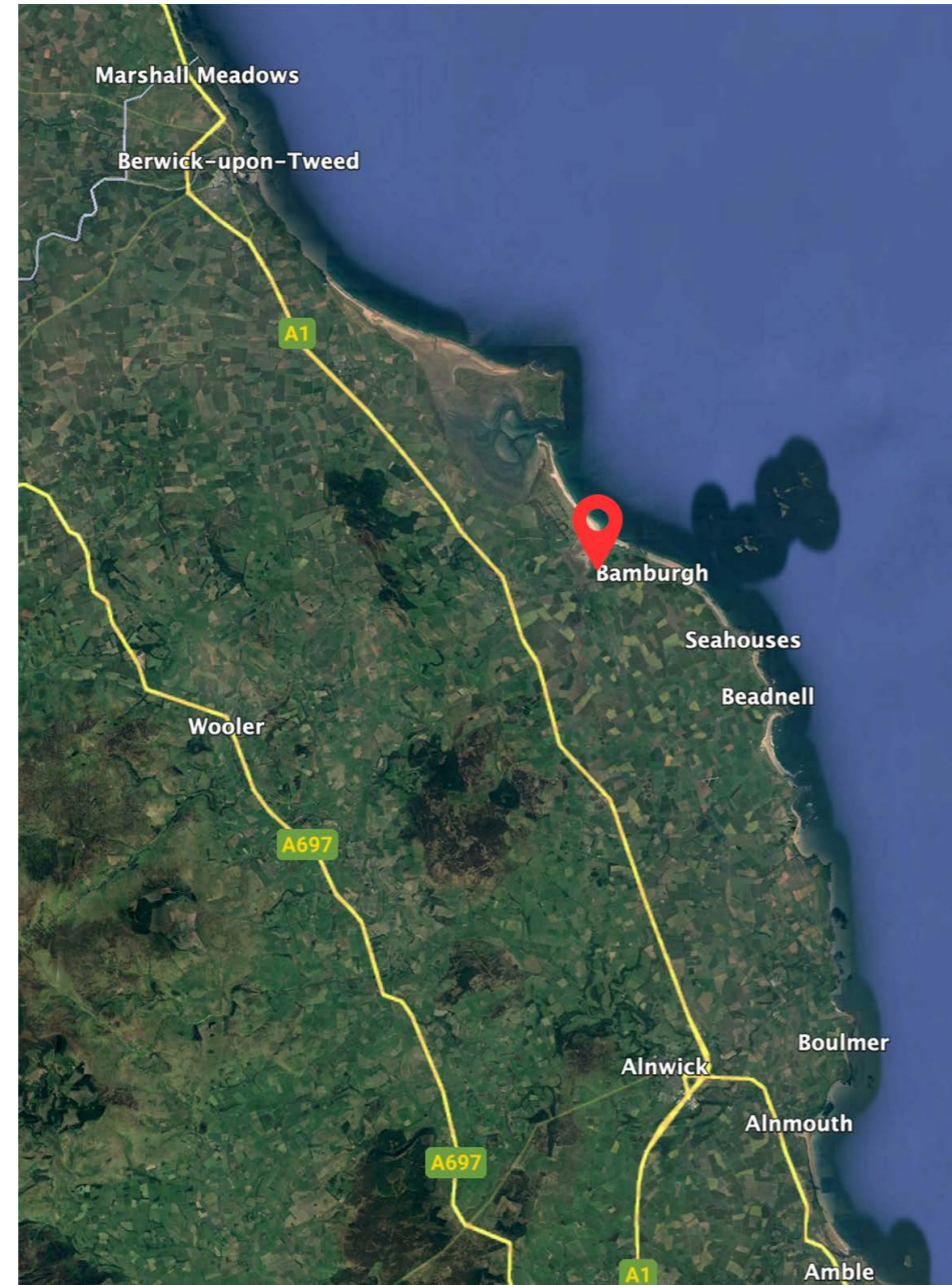
1. Start in Newcastle City Centre: Begin in the city centre, near landmarks like Newcastle Central Station.
2. Get on A167(M): Head north on Percy Street/A167. Continue straight to stay on A167(M), following signs for A1(M).
3. Merge onto A1: Use the left lanes to merge onto A1 via the ramp to Morpeth/Berwick-upon-Tweed. Continue on the A1 for approximately 45 miles.
4. Take the B1341 Exit: Take the exit for B1341 towards Seahouses/Bamburgh. Turn right onto B1341 and continue towards Bamburgh.
5. Arrive in Bamburgh: Continue on B1341 into Bamburgh village. Once in Bamburgh, follow signs for Radcliffe Road.
6. Arrive at the site: On Radcliffe Road, continue until you reach the site.

This journey should take approximately 1 hour and 15 minutes by car, depending on traffic conditions.

DIRECTIONS FROM BAMBURGH VILLAGE:

1. Start in Bamburgh Village: Begin at the central area of Bamburgh, near the shops, restaurants, or Bamburgh Castle.
2. Head Southeast on Front Street (B1341): Travel southeast along Front Street, which is the main road through Bamburgh.
3. Turn Left onto Radcliffe Road: After a short distance, turn left onto Radcliffe Road.
4. Continue on Radcliffe Road: Follow Radcliffe Road as it curves slightly to the right.
5. Arrive at the site: Continue on Radcliffe Road until you reach the site.

The distance is short, likely less than a 3 minute drive.





PLANNING STATUS:

Planning Ref: 23/01014/FUL. At the North Northumberland Planning committee meeting held on the 20 June 2024, members voted to approve the proposed new home at Budle, subject to a section 106 agreement being attached to the consent, which states that the new home is to be occupied as a principal private residence. The planning consent for the detailed new home, together with this 106 agreement and appropriate conditions, is expected to be issued shortly by NCC. The proposed new home is to be constructed in accordance with the approved plans and elevations.

SERVICES:

Both mains water and electric are available, lying directly adjacent to the site. Drainage is to be dealt with by means of a specified package treatment plant
TENURE: Freehold | VIEWING: By appointment through the selling agents Sanderson Young

METHOD OF SALE:

A closing date for offers may be fixed and interested parties are advised to register their interest with the selling agents Sanderson Young. The vendors shall not be bound to accept the highest or indeed any offer.





14



15



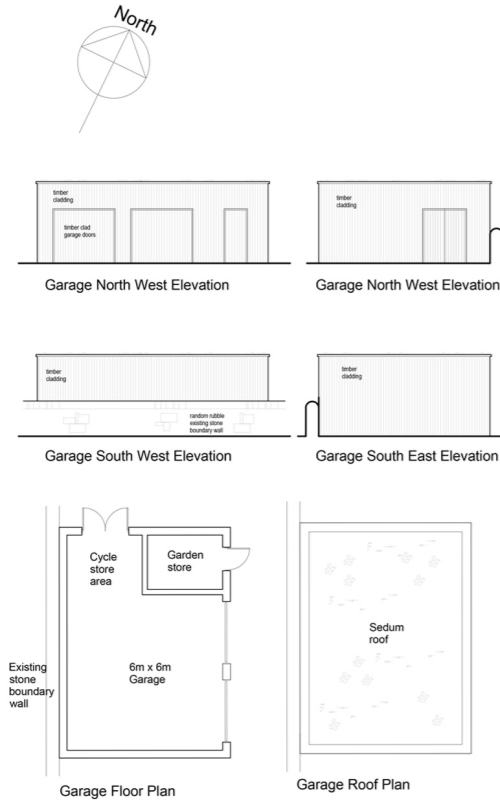
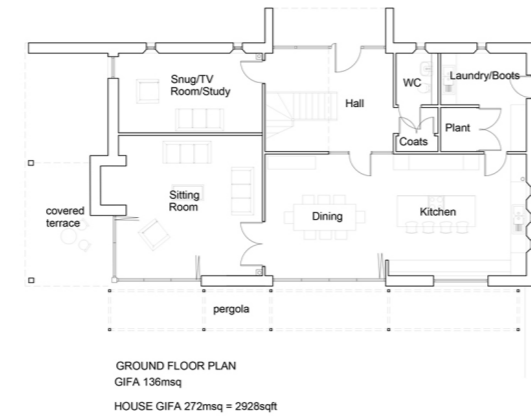
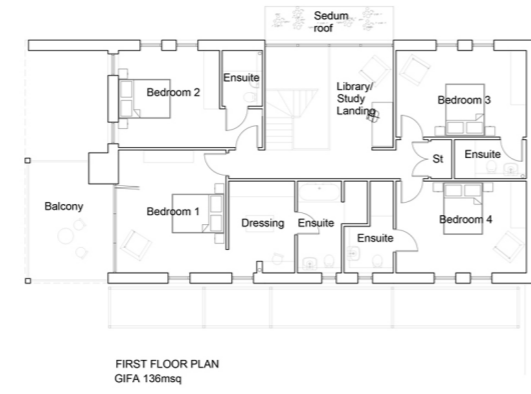
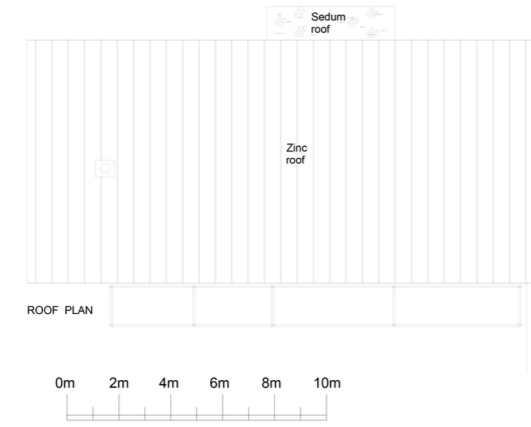


18

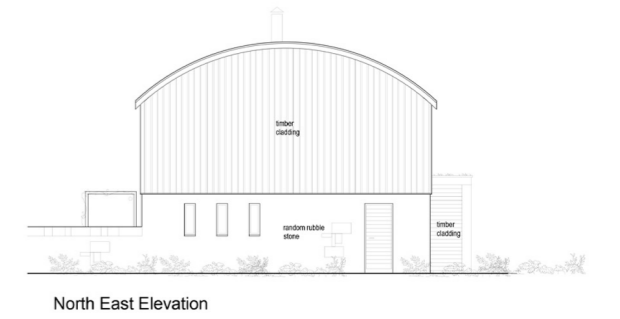
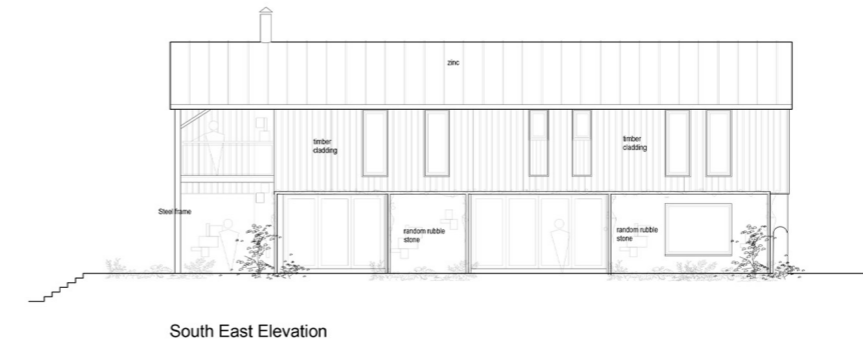
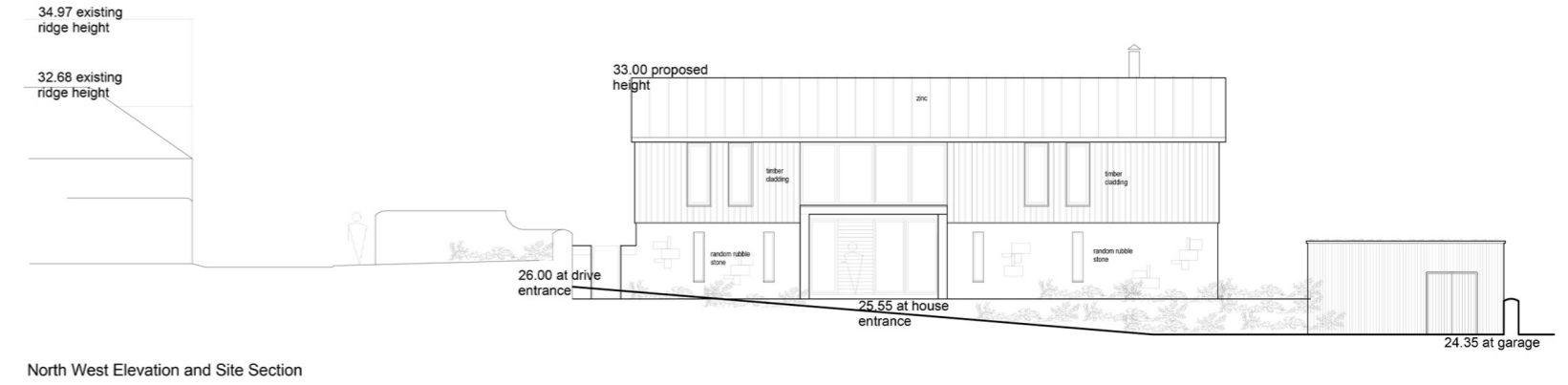


19

FLOORPLANS



ELEVATION PLANS







rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street
Gosforth
Newcastle upon Tyne NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500