

FOR SALE

LAND EAST OF BROAD ROAD

Seahouses, Northumberland



Key Highlights

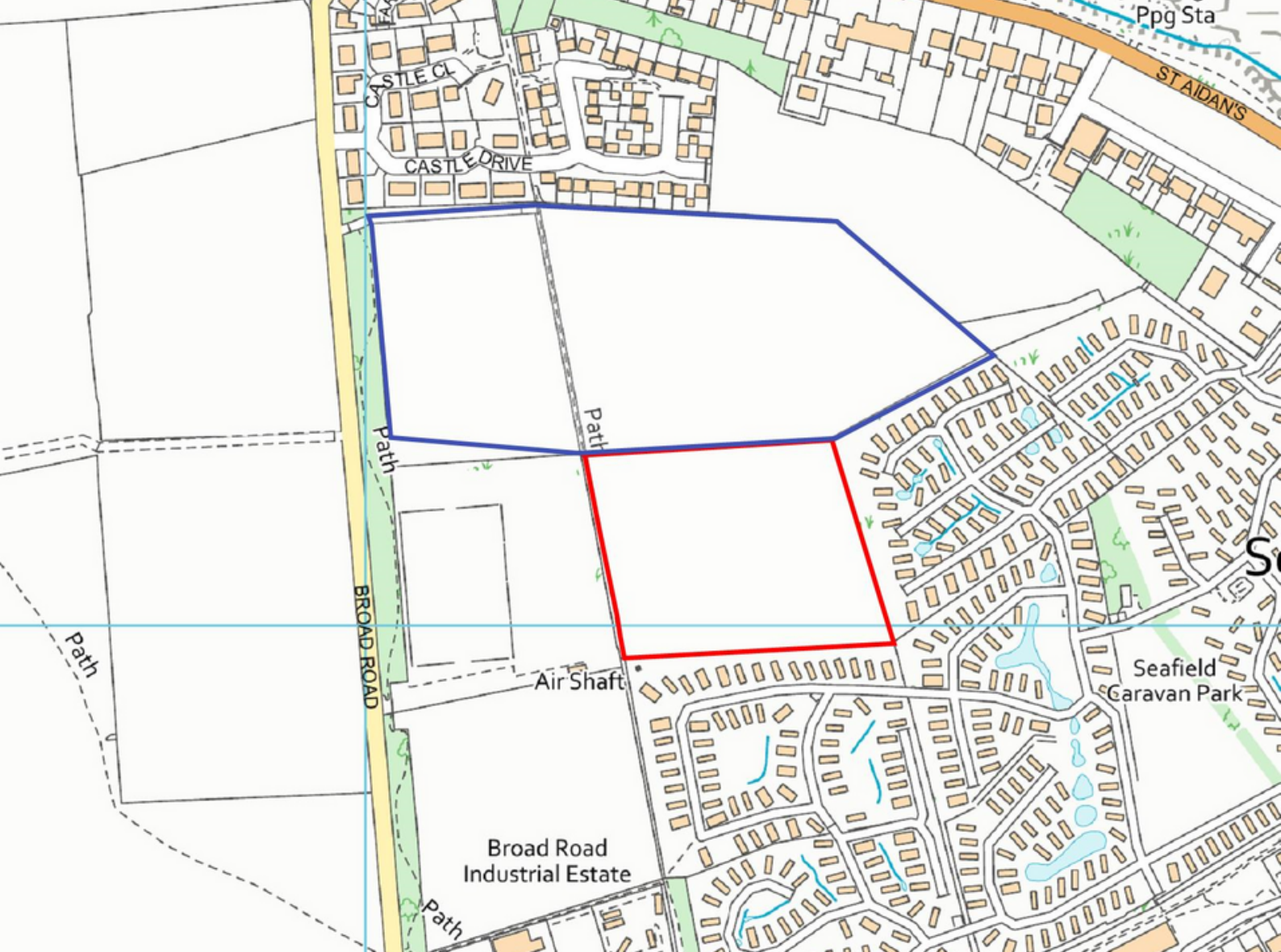
- Excellent residential opportunity
- Attractive sought after coastal location
- Gross site area 20.52 acres (8.3 ha)
- Potential Local Plan allocation for 80-100 dwellings
- Informal sealed tenders sought by NOON WEDNESDAY 26 JUNE 2024

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LOCATION

The site is situated to the west of the highly sought after coastal village of Seahouses on the attractive north Northumberland coastline. Seahouses is located three miles south east of Bamburgh, two miles north of Beadnell and 16 miles north east of Alnwick. The site benefits from its proximity to the village centre and the coastline which is a designated AONB.

Seahouses is well served by local amenities and leisure offers including seasonal boat trips to the Farne Islands. Other areas of outstanding beauty include Bamburgh, Budle Bay and Holy Island to the north. Popular destinations to the south include Beadnell, Newton by the Sea and Craster; all of which offer excellent coastal walks and popular gastro pubs.

Road access to Seahouses is principally from the north and south via the B1340 which then connects to the A1 around seven miles to the west and in turn the wider road network. The surrounding area to the west is predominantly farmland with the small settlement of North Sunderland situated immediately to the south west of Seahouses.

DESCRIPTION

The site is greenfield in nature and extends to 20.52 acres (8.3 ha) gross (red and blue line boundaries above). It is relatively flat and is bound by housing to the north, a caravan park to the east and south, with Broad Road and a playing field abutting the site to the west. A narrow tree belt and footpath abuts the western boundary of the site.

The site offers the potential for residents to enjoy edge of settlement coastal living and unspoiled views of open countryside to the west.

Interested parties should note that our client has the benefit of access rights in perpetuity over the entire length of the tree belt to the west of the site to facilitate vehicular access for development. Please see the Planning section below for details on how the site is proposed to be developed.

Parties should also note that our client will retain a right of access (above and below ground) to the north eastern parcel of land identified green within the SHLAA plan below but which is excluded from the sale.

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. The site is subject to an Agricultural Holdings Act 1986 tenancy (AHA), with vacant possession available within 3 months of the landlord serving a notice to resume.

INFORMATION PACK

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

- Pre Application Responses;
- Title Information;
- Topographical survey;
- Ecology and Breeding Bird Surveys; and
- Former mining working information.

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PLANNING

The Northumberland Local Plan was adopted on 30th March 2022 and is the statutory development plan for the area. The site is a Housing Development Site Allocation in the adopted Local Plan. Policy HOU4 allocates 5.14 hectares of land at the site for an indicative dwelling range of 80 - 100 houses as shaded orange on the plan to the right.

However, as a result of the extent of former mine workings, our client has commissioned intrusive ground investigations on the entirety of the green area shown on the adjacent plan (via Roberts Environmental Ltd) in order to ascertain the extent of the mine workings. The advice from REL is that the extent of remediation on the allocated site is likely to result in viability issues due to the costs associated with remediation.

Whilst the southern field (outlined red on the plan above) is not allocated for housing, Savills has engaged with Northumberland County Council and has received a positive formal Pre Application response in respect of delivering the majority of allocated units on the southern red field instead of the northern blue field which is subject to former mine workings. This should enable delivery of a viable housing site for the allocated housing capacity. The whole site is shown within the defined settlement boundaries (shaded green on the adjacent plan). For the avoidance of doubt however, only the red and blue areas shown on the plan above extending to 20.52 acres are being offered to the market.

It is our view that the site provides developers with a unique opportunity to deliver a high quality and attractive coastal development within an attractive landscape setting. It should be noted that the whole site (Site 6751) has been assessed as 'green' in the SHLAA as shown below.

The SHLAA yield is 100 houses and it is anticipated that all of the land outlined red and part of the southern area of the land outlined blue above shall be capable of accommodating the SHLAA yield in order to deliver the allocated numbers to meet the housing need identified in the allocation within the Local Plan.

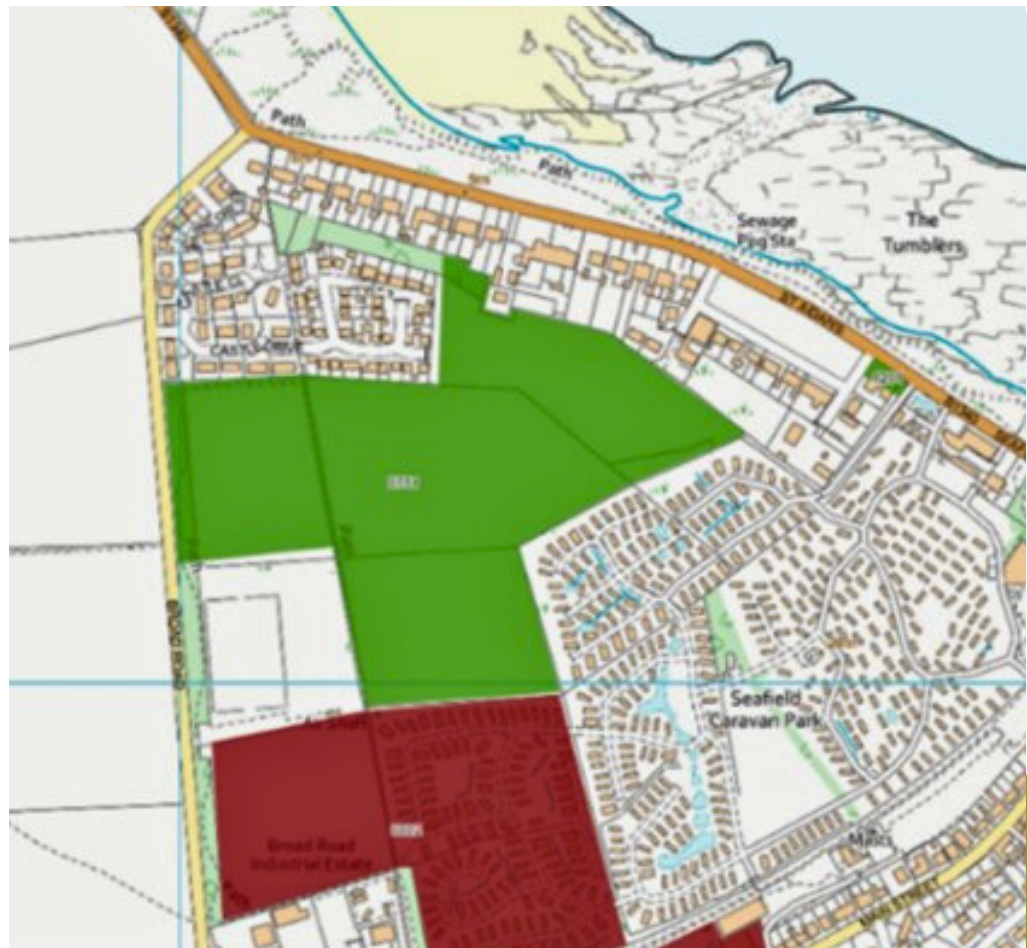
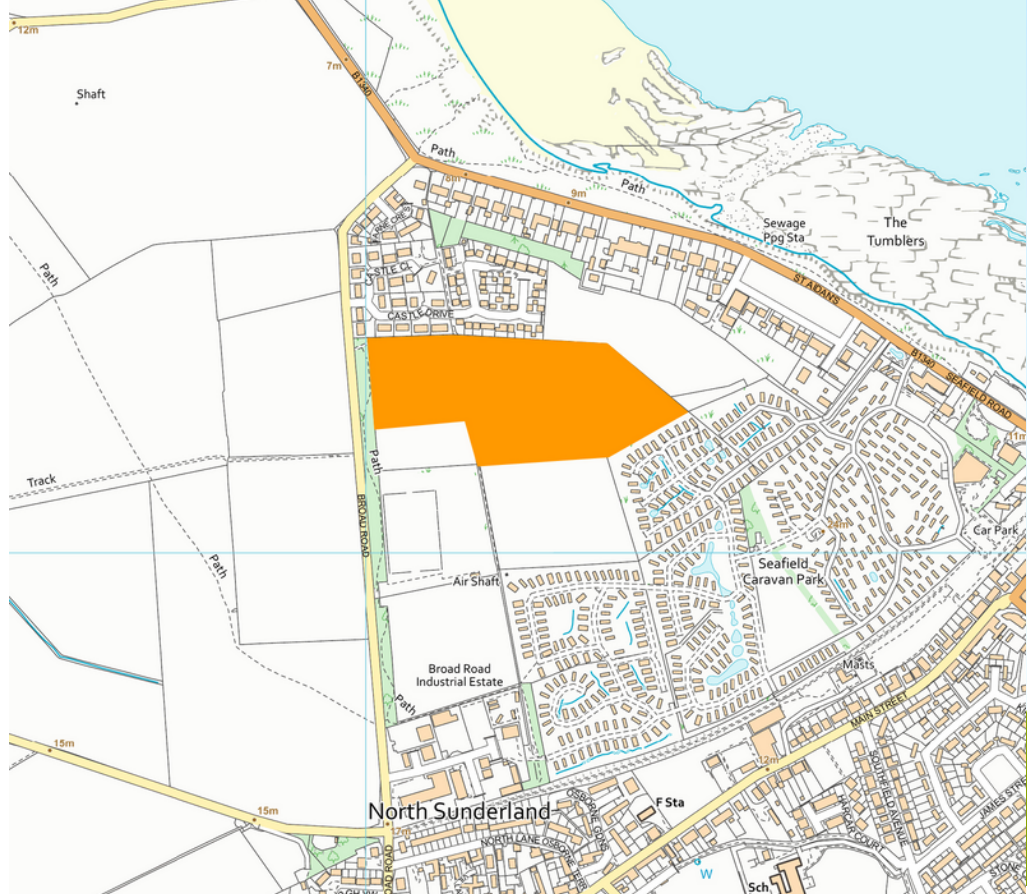
Our client is committed to ensuring that a high quality scheme is delivered and bidders should therefore note that weight will be given to the quality of layout, design and materials when bids are being assessed.

LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

VAT

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



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METHOD OF DISPOSAL

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested by noon Wednesday 26 June 2024. Tenders are to be submitted directly to david.craig@savills.com or glenn.laws@savills.com. Bidders are asked to provide the following information:

- Scheme information including layout plans and unit specification including elevations and floor plans;
- Rationale around how Bio Diversity Net Gain has been addressed;
- 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 the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

Savills has conducted a marketing exercise whereby Registered Providers have submitted offers for an assumed affordable housing mix. For the purposes of preparing offers, developers are expected to adopt the values provided in order to maximise site value. Following selection of a developer and further detail on the exact affordable unit sizes, RP's will be invited to resubmit offers in order to finalise the affordable tenure values.

CONTACTS

For further information please contact:

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