

FOR SALE – EXCELLENT DEVELOPMENT OPPORTUNITY

Former Hexham Bus Station

Priestpopple, Hexham, Northumberland NE41 1PH



Redline site boundary for indicative purposes only

Key Highlights

- Excellent sought after Tyne Valley location
- Prime town centre position
- Site area 0.82 acres (0.33 ha)
- Offers Invited by Noon Wednesday 8th November 2023

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

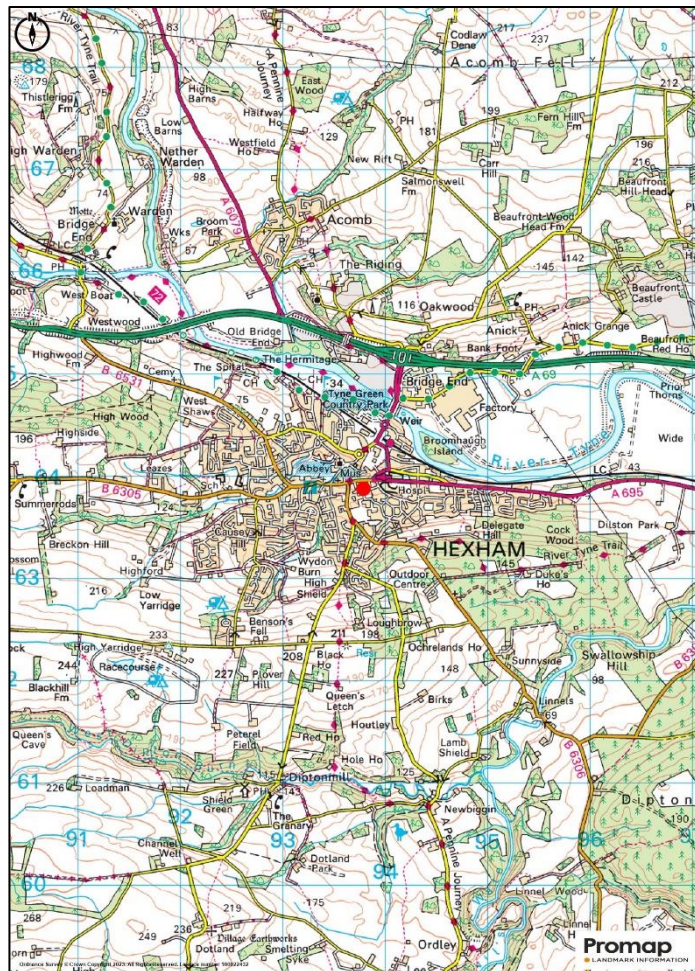
Location

The site is located on Priestpopple within the centre of Hexham. Hexham is an extremely popular and attractive Tyne Valley market town benefitting from its proximity to both Newcastle 23 miles to the east and Carlisle 38 miles to the west. Priestpopple itself is extremely vibrant accommodating a variety of retail, leisure and residential uses. It is located opposite Fore Street which is the traditional retail core of the town. Hexham Abbey is also a short walk to the west of the site.

Hexham town centre comprises a diverse range of uses including national and local retailers, pub and leisure operators and local amenities. The town is also served by Wentworth Leisure Centre and several food retailers including Waitrose, Next and Tesco. Broadgates Retail Park is located to the south of the site which accommodates Marks & Spencer and B&M.

The town is highly accessible being just off the A69 which connects to the A1(M) to the east and the M6 to the west. Hexham is also served by Hexham Station which provides regular links to Newcastle, Carlisle and numerous other destinations.

Hexham is a highly sought after Tyne Valley location which benefits from its proximity to major employment hubs, walks along the River Tyne and the Northumberland countryside. As such the site provides an outstanding opportunity to deliver a scheme that will complement the existing vibrancy and attractiveness of the town.



Description

The site lies immediately to the south of Priestpopple and extends to 0.82 acres (0.33 hectares). It is irregular in shape and brownfield in nature having formerly been used as a bus station. Vehicular and pedestrian access are taken directly off Priestpopple from the north of the site.

There are several structures on site which are suitable for demolition in order to facilitate future development. It should be noted that The Ropery is currently listed, however, the building has no historic value and demolition may be permitted by Northumberland County Council, subject to the requisite statutory permissions.



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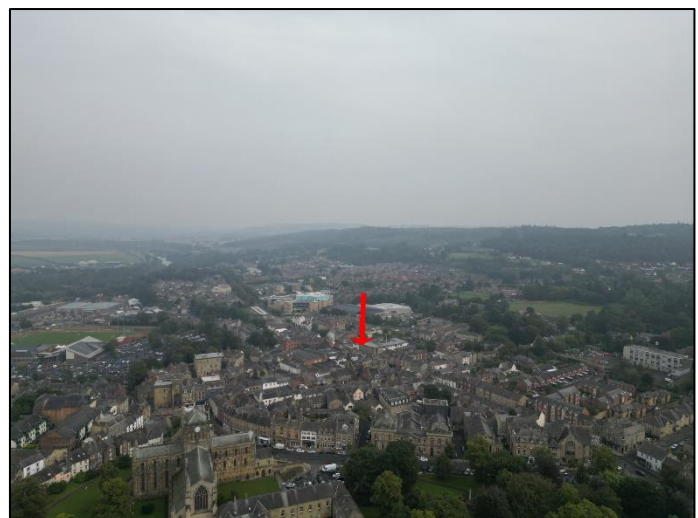
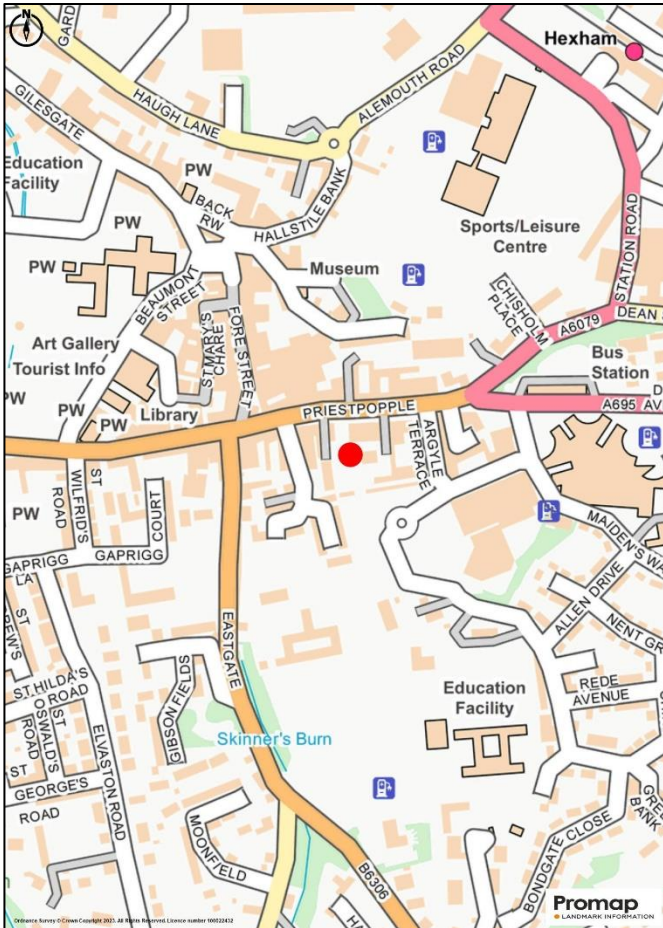


Planning

The property is situated within Hexham Conservation Area. As stated above, The Ropery is Grade II Listed, however, Northumberland County Council has verbally acknowledged that it has no historic value.

The site previously benefitted from Planning Permission for a 35 no. apartment scheme with ground floor retail. This permission has now lapsed. Ref: 15/02794/FUL.

A licence agreement is currently in place in respect of the car park usage of the site. We are advised that this licence can be easily terminated as and when required to facilitate development.



Information Pack

An information pack is available which includes the following:

- Planning Permission;
- Site Plans;
- Proposed layout and elevations;
- Design and Access Statement;
- Structural Survey Report;
- Aborigicultural and Tree Information;
- Title Information; and
- Site Photos.

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.

Title

The site is to be sold subject to the existing rights to which the property benefits from and is subject to. Full title information is available on request.

Method of Disposal

We are instructed to invite offers for the property. Bids are requested by **noon Wednesday 8th November 2023**. Offers are to be submitted directly to david.craig@savills.com and emma.young@savills.com.

Bids should also include:

- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity; and
- Timescales for exchange and completion.

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.

Viewing

The western area of the site can be clearly viewed from the public footpaths to the north on Priestpopple.

The eastern area is currently enclosed via a wall and adjacent buildings. Parties are forbidden from entering this area without either an accompanied viewing and or prior approval from Savills and or our client.



VAT

VAT is not payable on the transaction.

Tenure

The site is to be sold freehold with vacant possession.



Contact

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