

# For Sale - Development Opportunity (As a whole or up to five lots)

Main Street, Spittal, Berwick-upon-Tweed, Northumberland TD15 1QY

Edwin  
Thompson



# Residential Development Opportunity (Available as a whole or up to five lots)

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Residential Re-Development Opportunity

Exceptional Views over the Tweed Estuary

Proposals for a terrace of five three storey town houses

Planning Ref 22/01820/FUL is pending determination

Total Gross Internal Area 1,049.07 sq m (11,288 sq ft)

**Offers over £450,000 are invited (as a whole)**

**Offers over £100,000 are invited per individual unit**

**Ref. GC1184**

## General Information

These premises occupy a prime position within Spittal to the south of Berwick-Upon-Tweed with exceptional views over the Tweed Estuary.

Spittal is a on a beautiful stretch of Coastline with family-friendly sandy beach, play-park and a splash-park, amusements, café and amenities within the Venetian Pavilion. The Victorian promenade stretches along the sea front, enabling visitors to take in the fresh North Sea air and views the Lighthouse, the Elizabethan Walls, the Tweed Estuary, Berwick town and beautiful Coastal vistas.

The beach connects onto the Northumberland Coastal Path heading south towards Holy Island and onto The Sandstone Way – a long distance mountain bike route from Berwick to Hexham.

Berwick-upon-Tweed is situated in Northumberland approximately equi-distance between Edinburgh to the north and Newcastle-upon-Tyne to the south (sixty-five miles each way). Whilst a relatively small town with a population of approximately 14,000 it is an important local centre serving a wide rural hinterland in North Northumberland and the eastern Scottish Borders with an approximate catchment area of around 42,000.

It is served by both the A1 trunk road and the main line East Coast Railway Network providing regular access to Edinburgh and Newcastle-upon-Tyne (approximately forty-five minutes each way) and London (approximately three and a half hours each way). There are airports at both Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Berwick-upon-Tweed benefits from an active commercial harbour. The port can currently take vessels up to 90 meters in length with maximum beam height of 16 meters and draughts of up to 4.5 meters. The town has recently started to Welcome passenger cruise ships with the first Island Sky dropping anchor of Spittal Beach on 21 July 2021 and the Spirit of Discovery on 22 July 2021.

Although a small town, Berwick offers a good range of retail and recreational facilities with a £20 million investment ongoing to renew The Swan Fitness and Wellness Centre a short distance west of this site. The population within a ten-mile radius was recorded as 27,323 in 2019. The town benefits from a significant tourism sector with the population reported to approximately double during peak summer season.

## History

The site was utilised as a Herring yard following the apparent migration of Herring processing from Tweedmouth to Spittal in the late eighteenth and early nineteenth century with a Mr Boag of George Boag and Son, running the first registered business on the site, with records from around 1822 until 1847 to 1855 where Robert Boston of Boston Brothers took over the site. It is assumed that they converted the existing Smokehouses around this time.

The curing and exporting of herrings in Victorian times became a major industry in the town. In the nineteenth century and early twentieth century, vast numbers of herrings were landed from herring-drifters at Carr Rock and the nearby old Fish-Quay in Spittal.

Boston Brothers became the largest Herring processors in the Spittal area, they carried on at the site with a peak of around 100 workers until the Herring market crashed in the 1920/30's, where Boston Brothers entered into administration.

The site was transferred into the ownership of R Boston and Sons who let the buildings to the Berwick Shellfish Company who continued to trade from the premises until the late 1980s.

**Description**

A clear span unit with render faced solid header brick walls to outer elevations under an insulated pitched roof clad in corrugated fibre cement incorporating translucent roof lights. The building has a solid floor throughout. There is a later single storey extension to the West.

The Single Storey flat roofed (low profile) extension is positioned to the West of the original factory unit bounding Dock Road to the West. This unit is built into the banking with slightly lower finished floor level than Dock Road. External walls are of solid header brick construction with pillars supporting an 'oversized' steel roof structure finished in corrugated sheeting with a fibre glass external finish. This was designed with potential to accommodate a first-floor extension above. There is a rendered external finish to the Dock Road and courtyard elevations. The unit has a solid floor. The visible rainwater goods are of cast iron specification.

Rainwater goods are predominantly of fibre cement specification.

Internally, the unit has been subdivided with brick dividing walls to form five separate units. Lighting predominantly comprises, suspended florescent units.

Dimensions: Eaves height is c. 4.15m; Ridge height is c. 7.15m; Bay Spacing is c. 4.25m.

Units 1 and 2 are currently occupied on Licences. The other units have recently been vacated. Further information is available to interested parties following registration and viewing.

**Areas / Rateable Values**

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate Gross Internal Area:

Description	Sq m	Sq Ft	Rateable Value
Unit 1	136.49	1,469	£3,400
Unit 1b	76.21	820	
Unit 2	110.77	1,192	£2,700
Unit 3	173.61	1,868	£3,350
Unit 3 Mezz	235.90	2,538	None Noted
Unit 4	306.81	3,301	£5,900
<b>TOTAL</b>	<b>1,049.07</b>	<b>11,288</b>	<b>£15,350</b>

*E & oe measurements taken with a laser measure.*

**Development Proposals**

Planning Consent Reference 22/01820/FUL has been submitted in relation to the proposed alterations and conversion of the buildings to form five dwelling houses.

The proposal plans provide for conversion and alteration of the existing structure to form a terrace of five houses, each providing accommodation over three floor levels with roof terraces overlooking the Tweed Estuary.

**Accommodation**

On the basis of the proposal plans the accommodation would provide:

No. 1 (West):

Ground Floor: Entrance Hall: Living room: Bedroom with Walk-in Wardrobe and en-suite Shower room/ WC; Study; Boot room with plant room off; WC; External door to rear. Covered Parking for two cars.

First Floor: Landing; Kitchen with open plan living room and dining area; Bedroom with En-suite Shower room/ WC; Bedroom 3; Bathroom/WC.

Attic Level: Landing; Bedroom 4; Bedroom 5; Bathroom/ WC.

Nos. 2, 3 and 4 (Terrace to Middle) each have the same layout comprising:

Ground Floor: Entrance Hall: Bedroom with Walk-in Wardrobe and en-suite Shower room/ WC; Study; Utility room; plant room; WC; External door to rear. Covered Parking for two cars.

First Floor: Landing; Kitchen with open plan living room and dining area; Bedroom with En-suite Shower room/ WC; Bedroom 3; Bathroom/WC.

Attic Level: Master Suit with en-suite shower room/WC.

No. 5 (East):

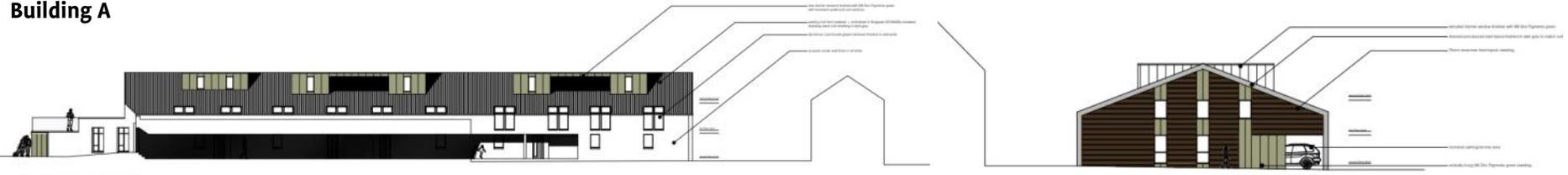
Ground Floor: Entrance Hall: Living room: Bedroom with Walk-in Wardrobe and en-suite Shower room/ WC; Bedroom 2 with ensuite shower room/WC; WC; External door to rear. Covered Parking for two cars.

First Floor: Landing; Kitchen with open plan living room and dining area; Bedroom Two Bedrooms; Bathroom/WC.

Attic Level: Master Suit with en-suite shower room/WC.

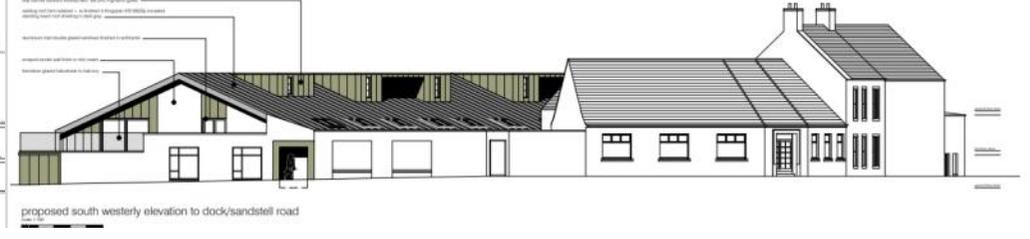


**Building A**



**Proposed North Elevation**

**Proposed East Elevation**



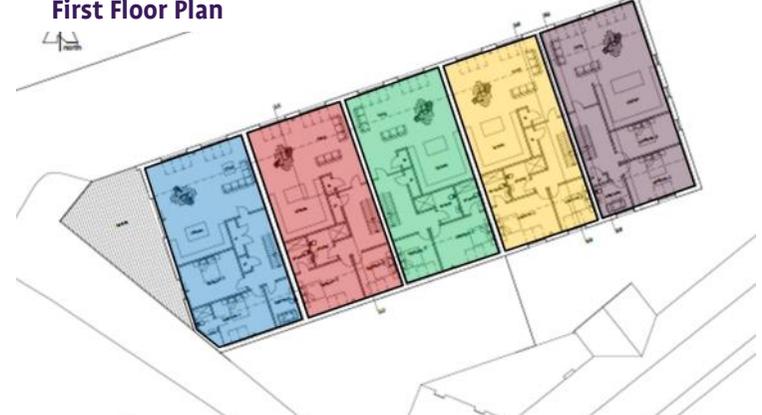
**Proposed North Westerly Elevation**

**Proposed South Westerly Elevation**

**Ground Floor Plan**

**First Floor Plan**

**Second Floor Plan**







### **Energy Performance Certificate**

Band D

### **Rateable Value**

Individual Rateable Values are detailed within the table on page 3 of these particulars.

Small Business Rates Relief Scheme (SBRR) currently offers up to 100% rates relief for premises with a rateable value of £12,000 or less based on a combined total of all the occupiers business premises within England and Wales, subject to application and eligibility. This is reviewed annually but is current for the Financial Year.

### **Tenure**

Freehold

This property is sold or let subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not.

### **Entry**

On the conclusion of legal missives

### **Legal Costs**

Each party will bear their own legal costs incurred in connection with the transaction.

In the normal manner, the purchaser will be liable for any Stamp Duty, registration dues and VAT incurred thereon, where applicable.

### **Value Added Tax**

Any prices are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

### **Satellite Navigation**

For those with the use of Satellite Navigation the postcode for this property is TD15 1QY

### **Offers**

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for completion and payment.

### **Viewings**

Strictly by appointment with the sole agents:

Edwin Thompson LLP, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel: 01896 751300

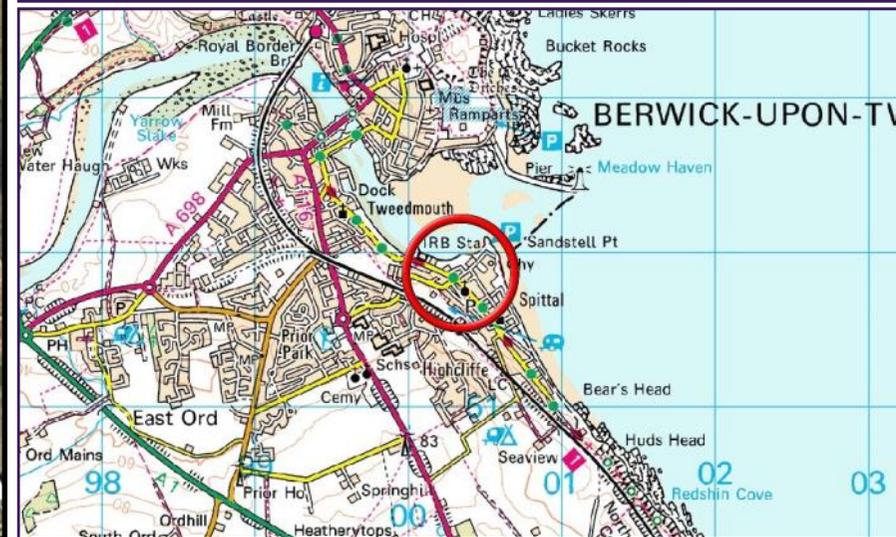
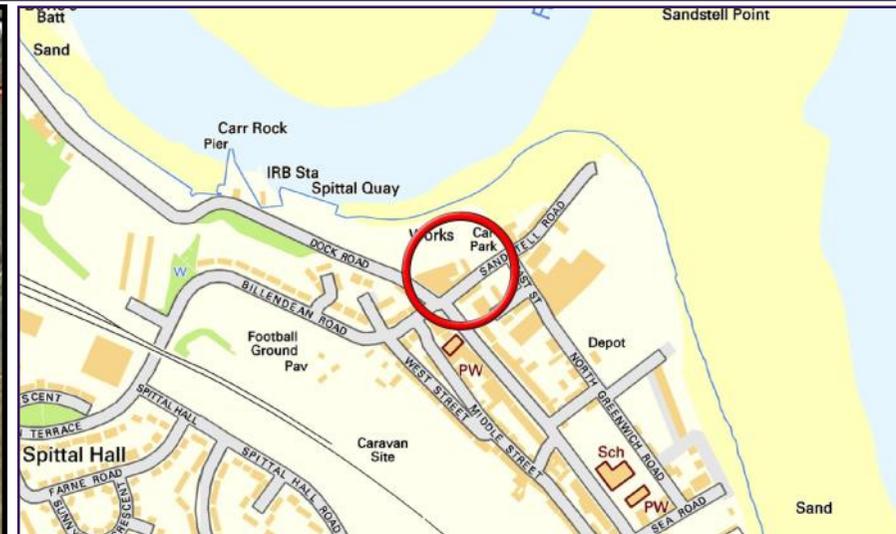
Fax: 01896 758883

Email: [s.sanderson@edwin-thompson.co.uk](mailto:s.sanderson@edwin-thompson.co.uk)

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**FOR INDICATIVE PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle upon Tyne  
Windermere

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