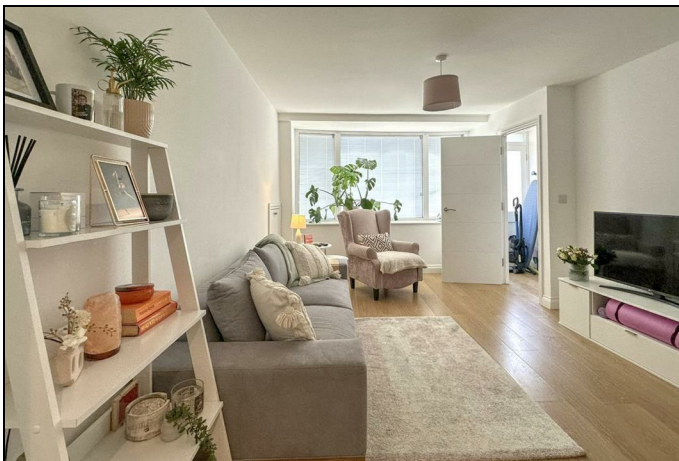


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**NEWGATE STREET MORPETH NE61 1AT**



- Three Bedroom Town House
- Kitchen Diner & Lounge
- Available With No Chain
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Central Location
- Ground Floor wc, Ensuite & Family Bathroom
- EPC: C
- Tenure: 999 Year Lease

**Price £195,000**

# NEWGATE STREET MORPETH NE61 1AT

An exceptional three storey, town centre property, once home to Solicitors' offices, the building retains its charming exterior, while inside it has been thoughtfully transformed to offer stylish, modern living.

Cleverly designed to maximise every inch of space, this unique home perfectly blends historic character with contemporary comfort. While there is no outside space or private parking, typical for such a central location, you're just a short stroll from a fantastic range of shops, cafés, restaurants, and essential services. Morpeth's excellent transport links, including the nearby train station with direct services to Newcastle, Edinburgh, and beyond, make this an ideal spot for commuters and those who love to stay connected.

The property benefits from double glazing and gas central heating throughout, and the accommodation briefly comprises: a modern and spacious kitchen diner, a convenient downstairs WC and lounge to the ground floor. On the first floor, you'll find the master bedroom complete with en-suite, while the second floor offers two further bedrooms and a family bathroom.

This is a rare opportunity to own a truly special home full of history, character, and modern convenience , early viewing is highly recommended.

## ENTRANCE

Entrance door to the side providing access to the kitchen diner.

## KITCHEN DINER

17'3" x 15'5" (5.28 x 4.72)

A spacious kitchen diner with a double glazed window to the side, radiator. The kitchen area has fitted wall and base units with matching work tops, sink drainer unit and mixer tap. Integrated appliances to include an oven, hob and extractor hood, dishwasher, washing machine and fridge freezer.



## ADDITIONAL IMAGE





# NEWGATE STREET MORPETH NE61 1AT

## LOUNGE

16'0" x 10'11" max (4.88 x 3.33 max)

Double glazed windows to the front, radiator, tv point and radiator.



## ADDITIONAL IMAGE

## HALLWAY

Providing access to the first floor, radiator.

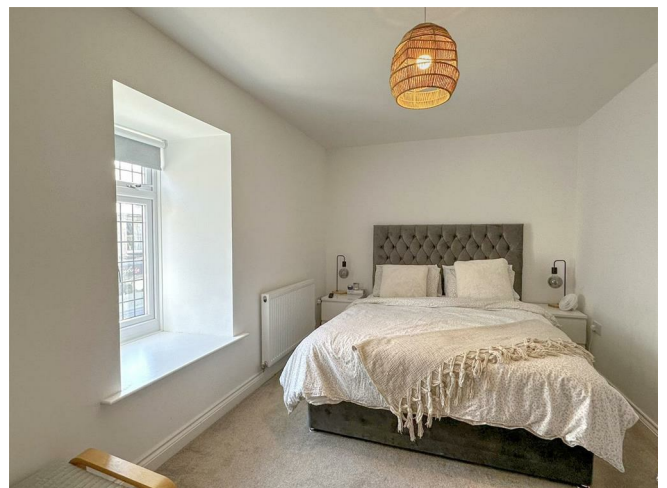
## FIRST FLOOR LANDING

Fitted with a large storage cupboard, radiator and stairs to the second floor.

## BEDROOM ONE

8'9" x 16'0" (2.69 x 4.9)

Double glazed windows to front, radiator.



## ENSUITE

Fitted with a shower in cubicle, WC and wash hand basin with mixer tap in vanity unit. Radiator.



## SECOND FLOOR LANDING

Double glazed window to the rear, radiator, access to loft.

## BEDROOM TWO

10'5" x 8'11" (3.2 x 2.74)

Double glazed window to front, radiator.



# NEWGATE STREET MORPETH NE61 1AT

## BEDROOM THREE

9'1" x 9'1" max (2.79 x 2.77 max)

Double glazed windows to front, radiator.

## BATHROOM/WC

Fitted with a wc and wash hand basin in vanity unit, panelled bath.

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker April 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps Good

Mobile & Data - Available with O2, EE, Three & Vodafone (Ofcom Broadband & Mobile Checker April 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker April 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker April 2025).

Planning Permission - There is currently two active planning permissions for Newgate Street. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked April 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## TENURE & COUNCIL TAX BAND

We are advised that the property is Leasehold with a 999 year lease.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: C - Source gov.uk (Checked April 2025).

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# NEWGATE STREET MORPETH NE61 1AT

## HMLR LAND REGISTRY

As with a significant proportion of land in England, this property is currently unregistered with HM Land Registry. This is not unusual and simply reflects the fact that it has not changed ownership or triggered registration since compulsory registration was introduced in this area. Upon sale, the property will be registered with HM Land Registry by the buyer's solicitor as part of the conveyancing process.

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

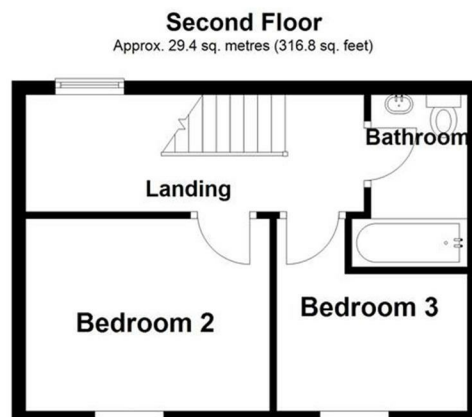
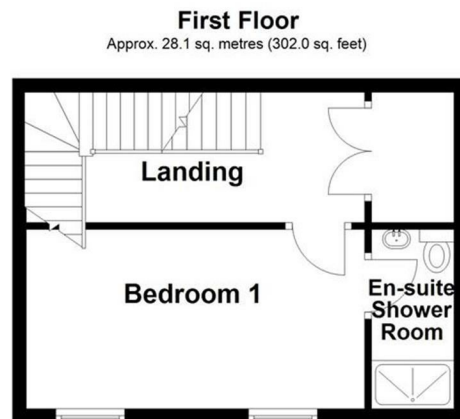
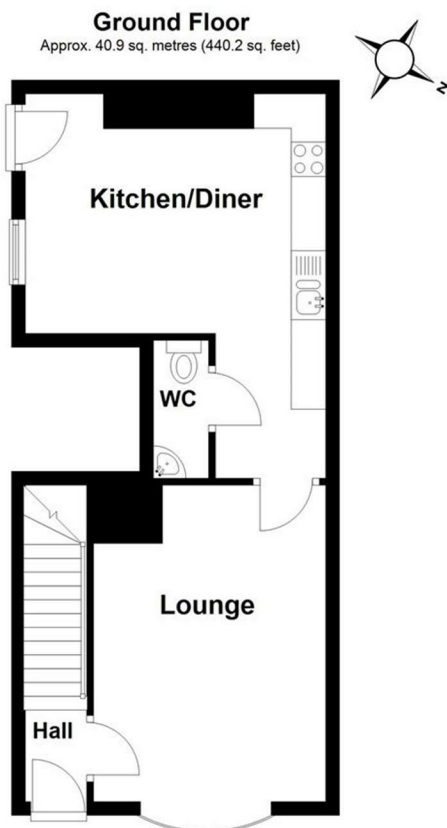
## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


28D25AOAO

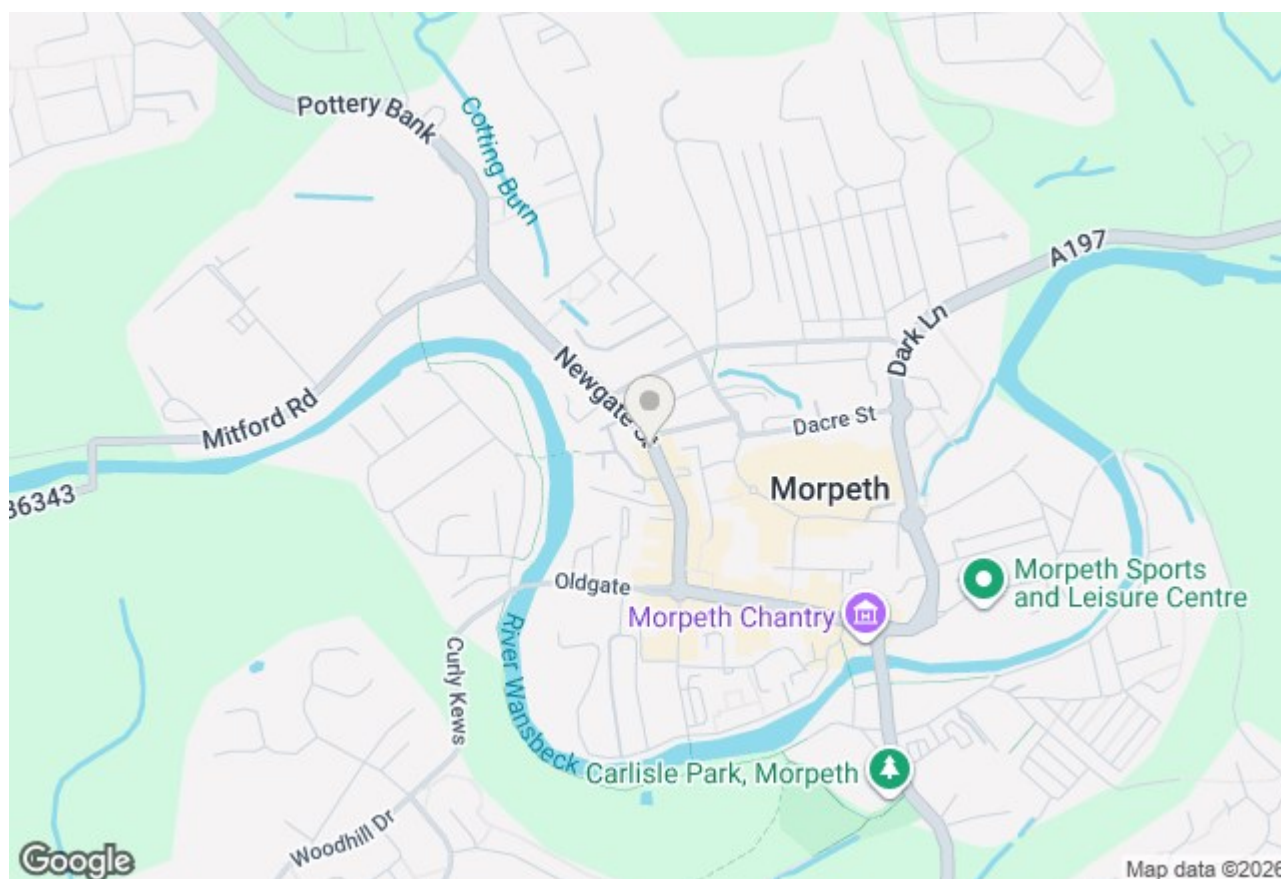


Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

**47A Newgate Street, Morpeth**

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          | <b>79</b> | <b>89</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |
|   |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   |         |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| England & Wales   |         | EU Directive 2002/91/EC  |



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)