

Development Opportunity For Sale

Former Seton Hall Care Site, Ord Road,
Tweedmouth, Berwick-upon-Tweed, Northumberland TD15 2UT

Edwin
Thompson



- Potential development site extending to 1.97 hectares (4.88 acres)
- Excellent location adjacent to the A698 with good access to Berwick-upon-Tweed Town Centre and the A1
- Offers invited for the Freehold Interest

Ref CB1266

Development Opportunity For Sale

Former Seton Hall Care Site, Ord Road, Tweedmouth, Berwick-upon-Tweed, Northumberland TD15 2UT

LOCATION

This potential development opportunity is situated adjacent to the A698, less than 1 mile south west of Berwick-upon-Tweed Town Centre. Berwick-upon-Tweed is regarded as the principle market town for Northumberland and the East Scottish Borders and is positioned equidistance (approximately 60 miles) between Edinburgh to the north and Newcastle upon Tyne to the south.

Modern Berwick-upon-Tweed with a population of 12,043 (2011 Census) provides an attractive coastal location with a significant tourist industry and the population is understood to more than double in the summer season.

Berwick-upon-Tweed is served by both the A1 providing access north and south and by the East Coast Main Railway Line with GNER offering regular services to Edinburgh and Newcastle upon Tyne (approximately 45 minutes) and London (approximately 4 hours).

The subject site is situated adjacent to the A698 and Berwick-upon-Tweed Fire Station, opposite Tweedmouth Trading Estate. The town centre is less than 1 mile to the north east and the A698/A1 Junction is circa 1 mile to the south west.

THE OPPORTUNITY

The subject site extends to some 1.97 hectares (4.88 acres) with frontage to the A698 and bounded by mature hedging on the north western and western boundaries, part arable land and commercial on the south-western boundaries and a fire station in the south west corner of the site. The site comprises agricultural land.

The land was formerly developed in part to a 47 bedroom care home in the north east corner however, the building has now been demolished and removed from the site. The remainder of the land is predominantly laid with grass.

The site is surplus to requirements and the land offers a potential development opportunity which may include out of town retail, commercial or residential, subject to planning, and is being offered for sale with vacant possession.

SITE CONDITIONS

The purchaser/developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place safely.

SERVICES

The former care home was connected to mains water, electricity, gas and foul and surface water drainage systems and therefore it is assumed that all mains services are available adjacent or close to the site, however interested parties are advised to rely upon their own enquiries. It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant service providers.

PROPOSAL

Offers invited for the freehold interest with vacant possession by 12 noon Thursday 7 March 2019.

Offers should be sent to John Haley at the Carlisle office of Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW and should include the full title of the purchaser, proof of funding, proposed use, any conditions attached to the offer and acting solicitors details. The offer envelopes should not reveal the sender's identity.

Please note that our Client is not obliged to accept the highest or any offer, without prejudice and subject to contract.



VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING & FURTHER INFORMATION

Further information and arrangements to view the site can be made via Edwin Thompson:

John Haley - j.haley@edwin-thompson.co.uk, Tel: 01228 548385

Ben Wilde - b.wilde@edwin-thompson.co.uk, Tel: 01228 548385

Simon Sanderson - s.sanderson@edwin-thompson.co.uk, Tel: 01896 751300

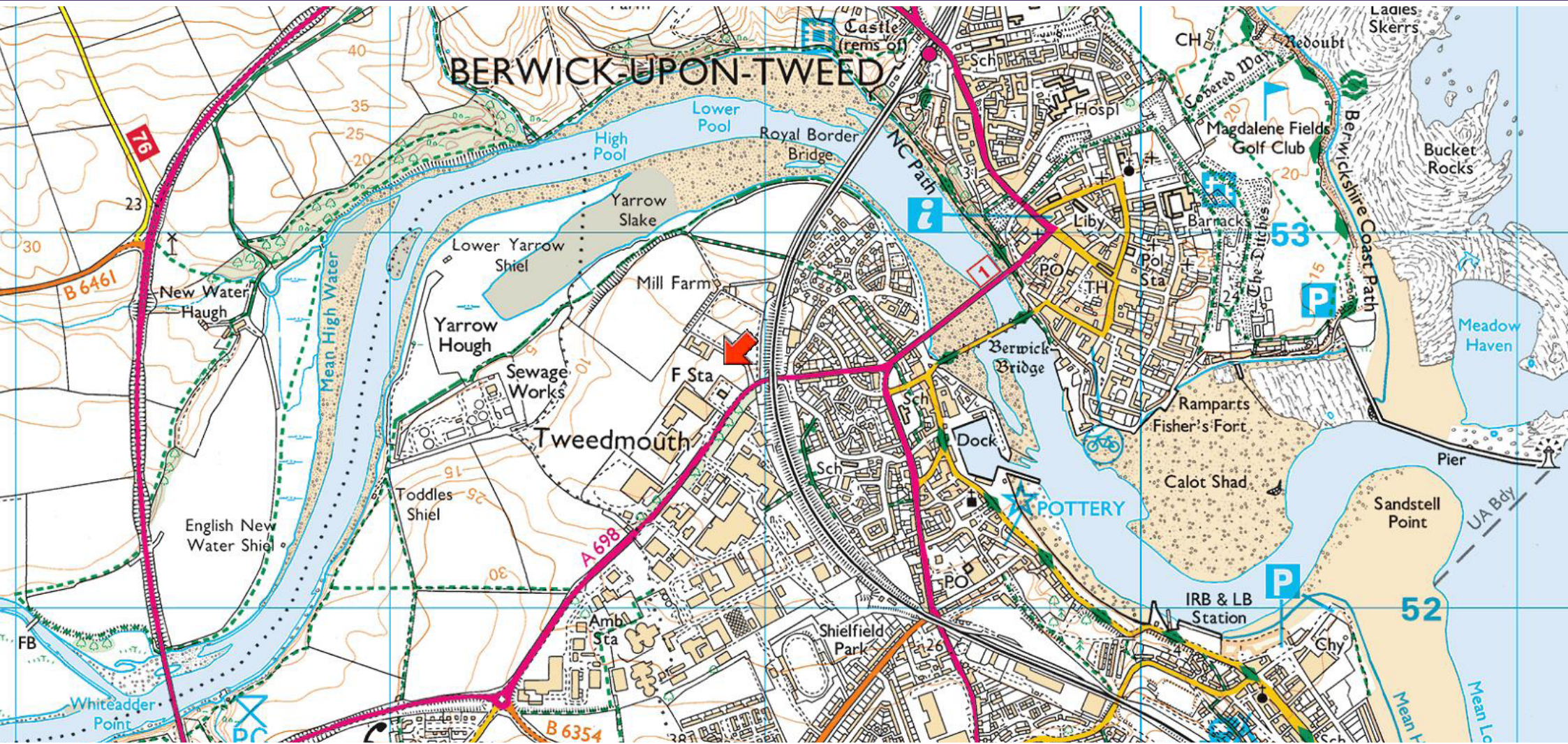
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