



Former Bede Club

16 Bede Street, Amble, Northumberland NE65 0EA

- Substantial detached freehold building
- Net internal area 518.1 sq. m. (5,577 sq. ft.)
- Site area circa 0.144 hectares (0.355 acres)
- Prime location in popular coastal town of Amble
- Large carpark to rear
- Suitable for a Variety of Uses
- Potential to convert existing club to 5 units & build 2 houses in carpark

Auction Guide Price £325,000 +

For Sale by Auction. Live Online Auction, bidding starts Monday 30th June 2025

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

Situated on the stunning North Sea coastline, Amble is a vibrant and picturesque town in Northumberland, renowned for its friendly community, bustling harbour, and rich maritime heritage, today it proudly holds the title of “The Friendliest Port,” a nickname it has carried since the 1930s.

The town boasts a charming blend of independent shops, acclaimed seafood eateries, and panoramic views across the River Coquet and Coquet Island. Just a stone’s throw away are the beautiful beaches and the historic village of Warkworth, offering visitors and residents alike an idyllic coastal lifestyle. Amble has seen significant investment and regeneration in recent years, attracting both tourists and property investors. As UK staycations surge in popularity, the North East coast—and Amble in particular—has emerged as a sought-after destination. With over 600 holiday lets in the local area, alongside expanding holiday parks, B&Bs, and hotels, demand for accommodation and property in this vibrant seaside town continues to grow.

Description

The property is a two-storey, part single storey detached building Formerly used as club. It includes a small surfaced car park to the front and an unsurfaced car park to the rear. It was built in 1902 and includes later additions. The main buildings are of stone construction under pitched/slanted roofs. To the rear there are various two storey areas which have flat mineral felted roofs.

Site Area

The approximate site area is 0.144 hectares (0.355 acres)

Floor	Description	Net Internal	
		Sq M	Sq Ft
Basement	Internal Storage	40.01	
Ground	Hall	90.28	
Ground	Bar	61.18	
Ground	Lounge	61.76	
Ground	Store	4.38	
Ground	Office	18.8	
Ground	Internal Storage	15.66	
Ground	Kitchen	11.35	
Ground	External Storage	6.08	
First	Hall	154.43	
First	Internal Storage	4.59	
First	Public Toilets	16.73	
First	Public Toilets	12.82	
Ground	Public Toilets	12.55	
Ground	Public Toilets	7.48	
Net Internal		518.10	5,577

Proposed Site Plans

The proposed plans for the site include converting the former club into 4 self contained 2 bed flats, a 2 bed cottage and development to the car park for 3 town houses, all with parking. The site lends itself to the change of use based on the demand for the area in terms of residential lettings or holiday lets.

Planning Permission

pre-application

Proposal

Pre-application enquiry: 3no. 2 bed houses to the south and conversion of existing club to 5 units.

Planning Ref

25/00024/PREAPP

Date

8th April 2025

Summary

It is considered that the proposal in its current form is unlikely to be supportable in planning terms. However following the pre-application meeting, our client had a constructive conversation with the planning officer. The overall tone was positive, and they feel confident that a scheme could be developed that would gain council support, subject to a few key points. One of which was to reduce the houses in the carpark from 3 to 2 which our client has done.

Viewing Arrangements

Viewing is strictly by appointment through the office.

Tenure

Freehold

Legal Pack

For a full legal pack on this property please contact: The Agents
Property Auction: 01661 831360

Auction

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Auction Guide Price

£325,000 +



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Rateable Value

The 2025 Rating List entry is Rateable Value £13,250

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