



The Shack

Sanctuary View, Holy Island



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Sanctuary View, Holy Island, Berwick-Upon-Tweed, Northumberland, TD15 2RX

**RARE DEVELOPMENT OPPORTUNITY ON HOLY ISLAND -
PLANNING PERMISSION FOR THE CONSTRUCTION OF A TWO
BEDROOM DETACHED BUNGALOW WITH FABULOUS VIEWS TO
LINDISFARNE CASTLE, THE HERRING HOUSES AND THE COAST
- NORTHUMBERLAND COUNTY COUNCIL PLANNING REF
23/01517/FUL.**

The Shack offers a unique and very special opportunity on Holy Island, set on a beautiful garden site of approx 0.2 acres, with fantastic uninterrupted views directly to the coast, the Herring Houses and Lindisfarne Castle and positioned adjacent to the historic Lindisfarne Priory. The existing structure would have to be demolished and the site cleared ahead of any construction works commencing, with access close to the Crown & Anchor Public House, via a five bar gate leading to a grassed driveway area which is owned by another independent party, with full right of access granted.

Price Guide:

Guide Price £350,000

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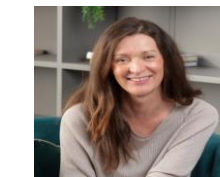


The Shack, has newly laid concrete floors, white washed walls as a blank canvas, and benefits from connections to electricity, water (currently a sub meter) and drainage.

The accommodation for the proposed detached bungalow comprises; Hallway - Open plan living/dining room and kitchen, two double bedrooms with a Jack and Jill ensuite shower room/wc.

Access - the site has an established legal right of access across grassland to the south of the property, which is accessed from Church Lane to the west and beyond to the Market Place. There is a nominal annual charge for this access - the area is marked in blue on the plan.

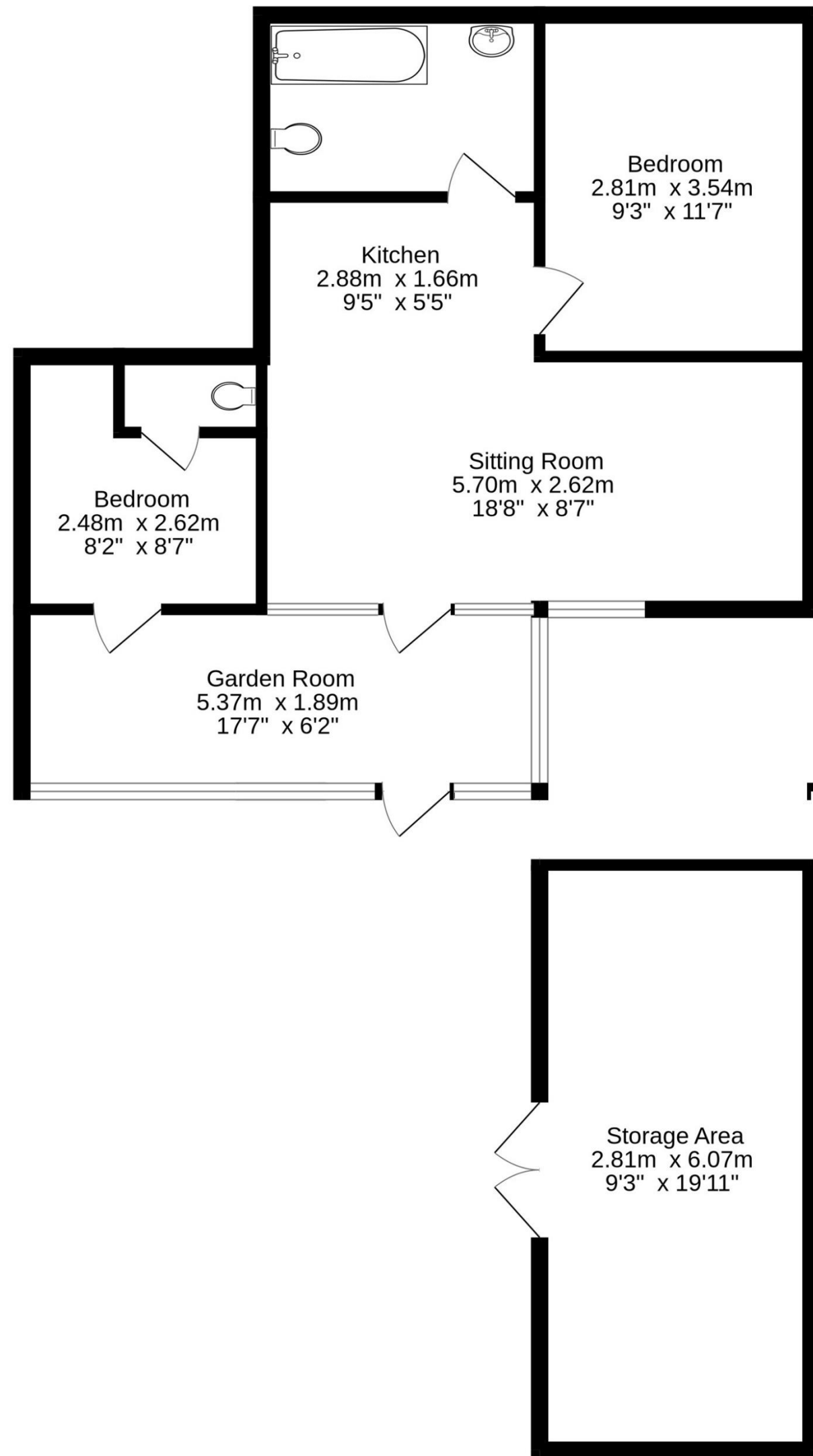
Holy Island, which is separated from the mainland, is an Area of Outstanding Natural Beauty - the tides cut off the island for a period every day, subject to incoming tides.



Lizzie Beattie
01665 600 170
lizzie.beattie@sandersonyoung.co.uk



Ground Floor
71.0 sq.m. (764 sq.ft.) approx.



Holy Island, which is known as Lindisfarne, dates back in its history to the 6th Century AD, when it was visited by Saints Aidan, Cuthbert, Eadfrith and Eadberht of Lindisfarne. The original island was home to a Monastery and later destroyed in Victorian times, but re-established as a Priory following the Norman Conquest of England.

The Parish Church dates back to 635 AD and was restored in 1860. Lindisfarne Castle is a particularly impressive building, and the area is known for its historical tourism and bird watching. The island has three fabulous pubs, a coffee shop, Distillery, a hotel and a post office.

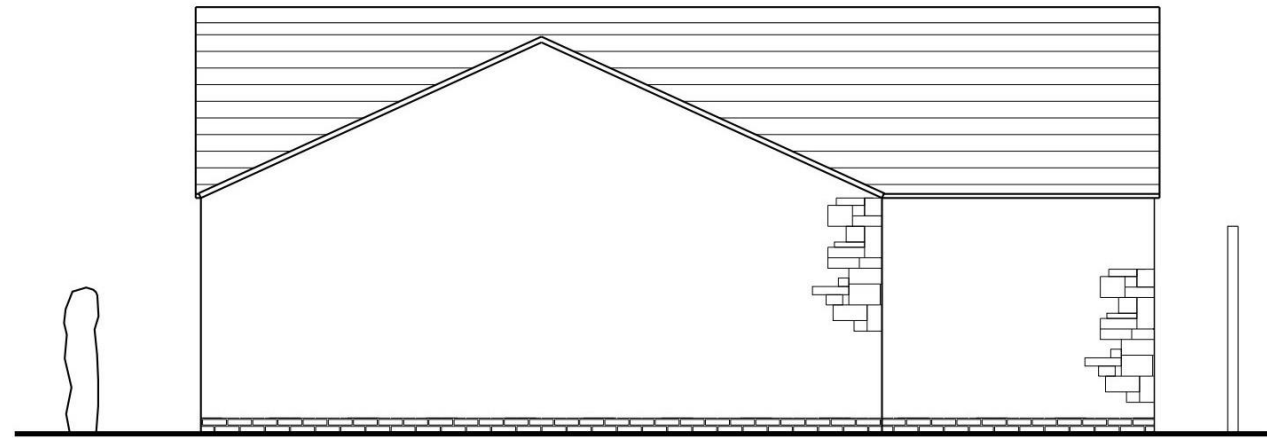
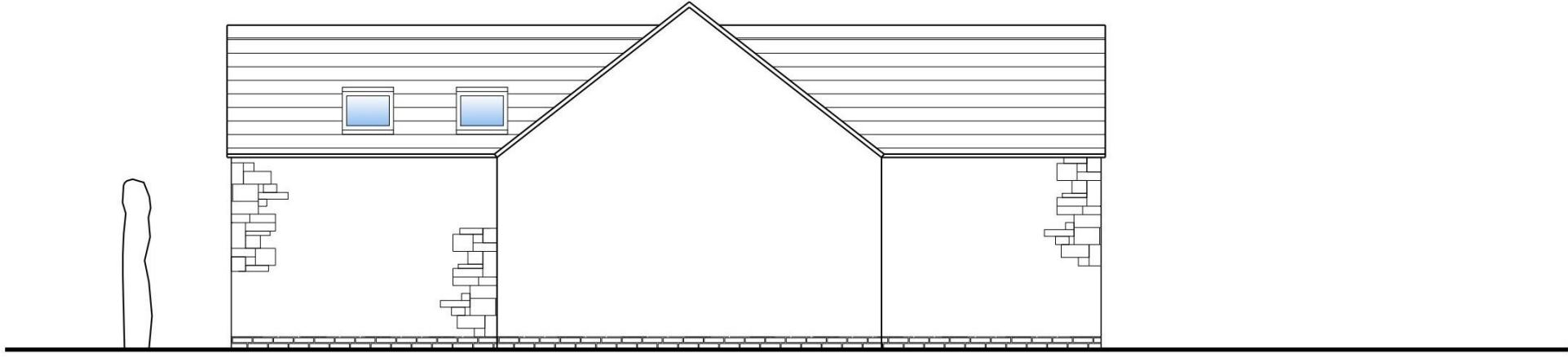
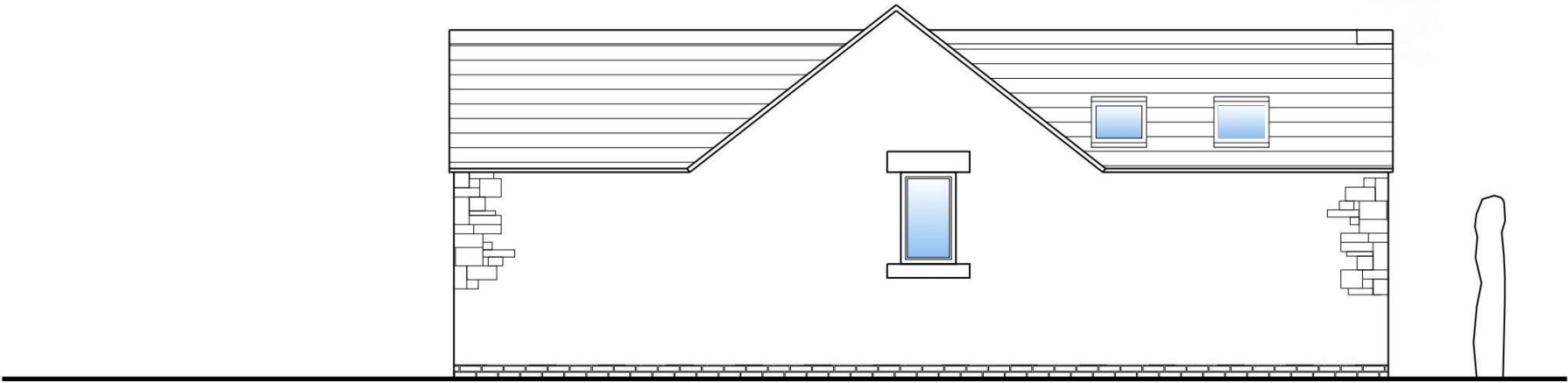
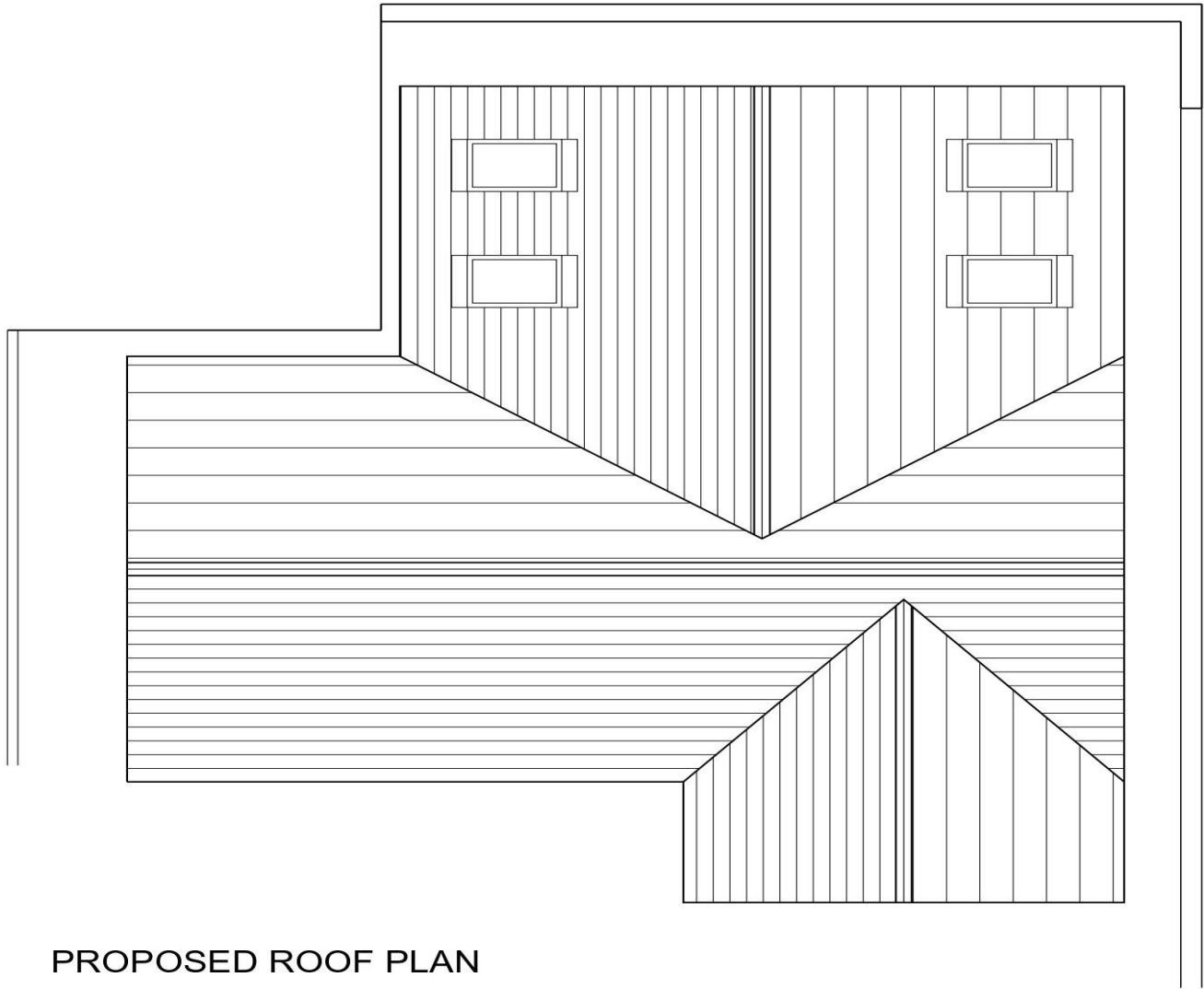
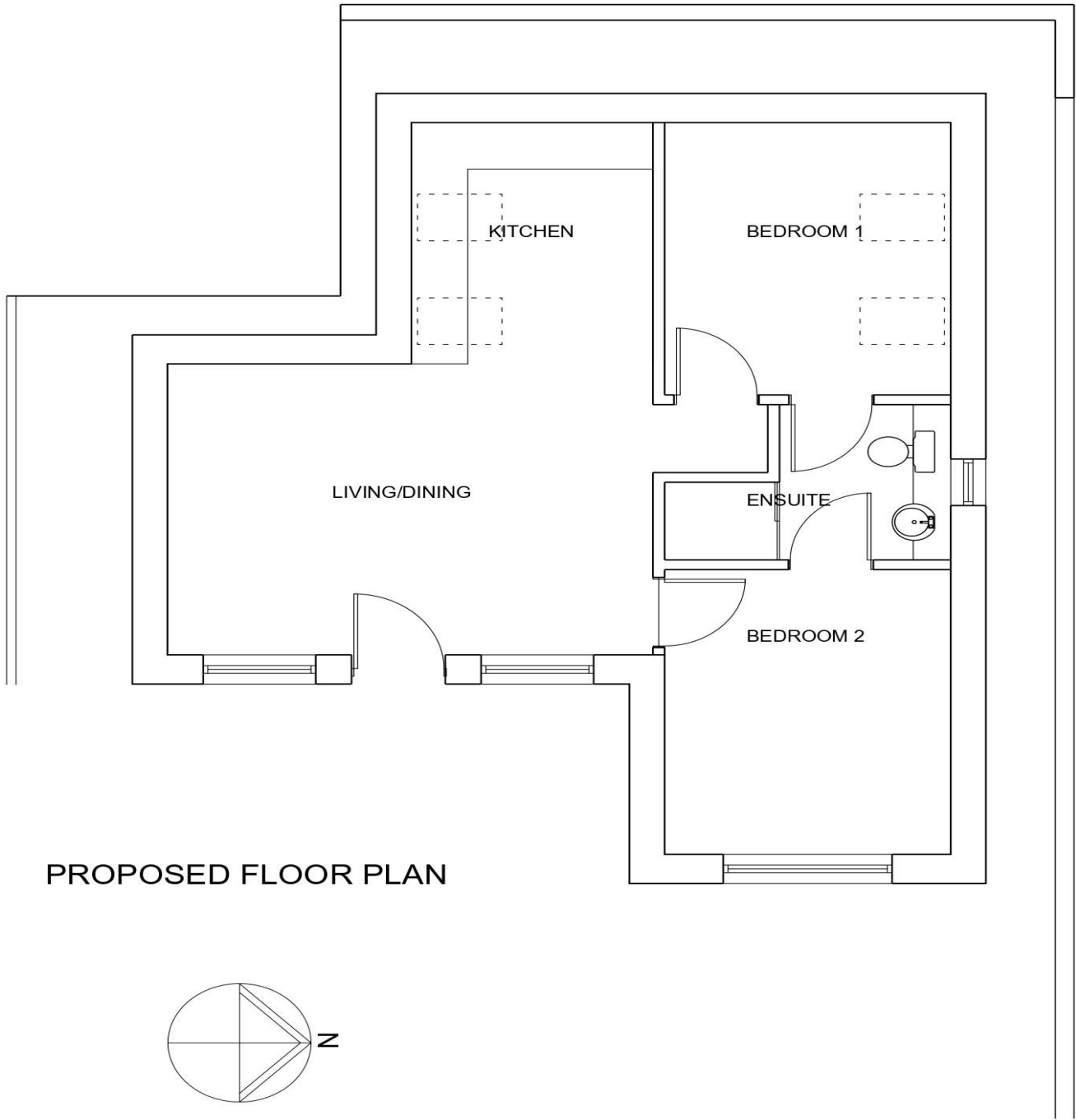
Holy Island is well located off the coast of Northumberland, and has good accessibility both north and south via the A1 trunk road, and to local train Main line stations at Berwick upon Tweed and Alnmouth, with regular direct services north to Edinburgh, and south to Newcastle & York and London Kings Cross.

Services: Mains Electric, Water & Drainage | Storage Heaters | Tenure: Freehold | Council Tax: Band A | EPC: N/A

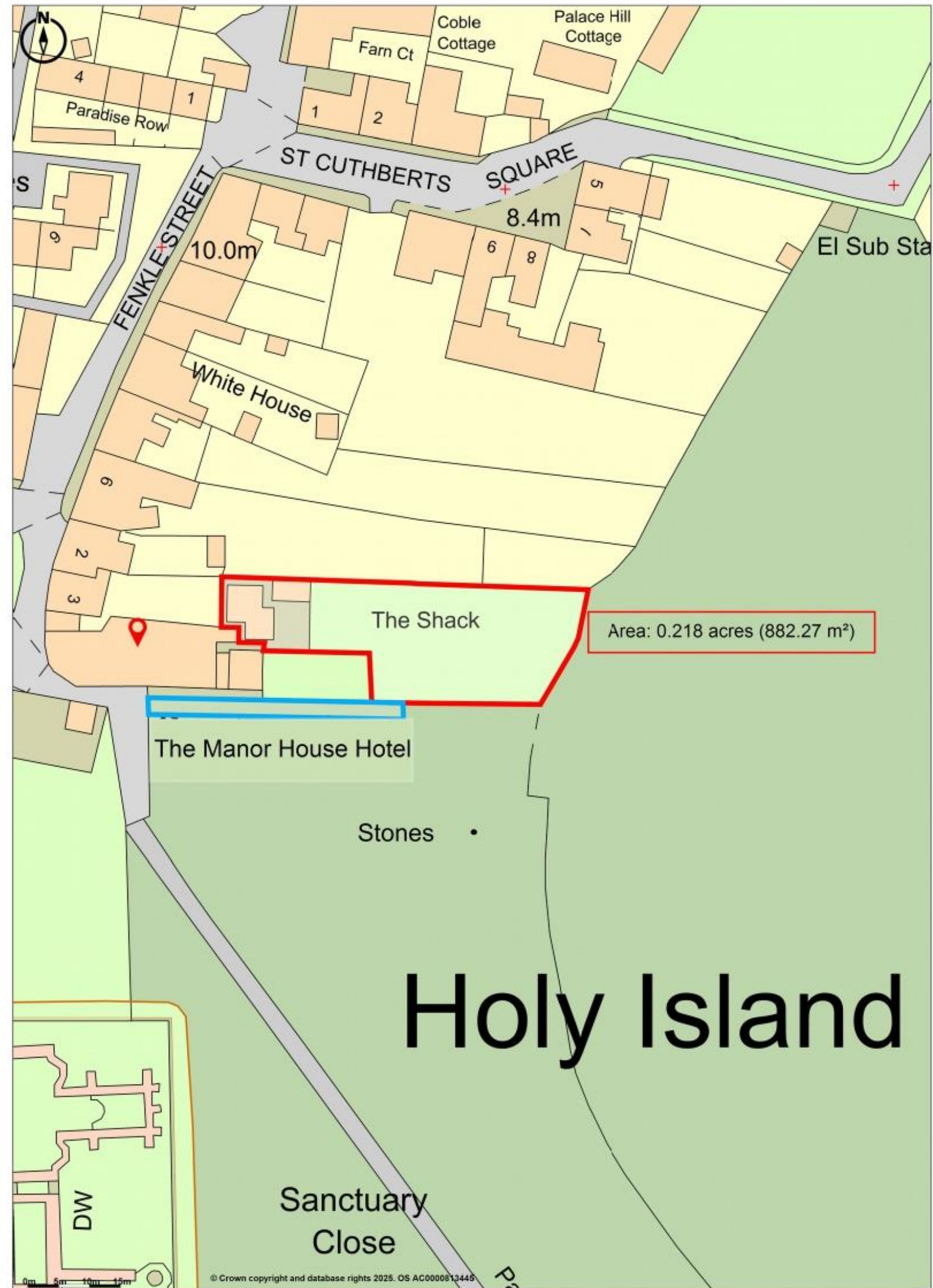
TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Proposed Plans - NORTHUMBERLAND COUNTY COUNCIL PLANNING REF 23/01517/FUL



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YOUNG