



COQUETDALE HOUSE ROTHBURY

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FOR SALE

A rare opportunity to acquire a residential apartment together with a commercial investment arranged over three floors. The apartment occupies first and second floor over the building that once was Rothbury's Bakery which is occupied by the Co-operative and is subject to an annual income. The rear of the ground floor building is in a dilapidated condition and has plans drawn to convert into a one bedroomed dwelling under General Permitted Development. Coquetdale House occupies a central position on the High Street in Rothbury overlooking the village green.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops.

Coquetdale Mews

A two bedroomed maisonette situated on the elevated section of Rothbury's High Street. Architectural features include shutters, ceiling rose and moulded cornicing. The principal rooms are south-facing and enjoy fine views over the hills surrounding the village. Accommodation comprises Entrance Lobby, Conservatory, Kitchen/Dining Room, Sitting Room, 2 Bedrooms and Shower Room. Small roof terrace looking towards Back Crofts. The property would benefit a degree of modernisation/refurbishment.

Bakery

The Old Bakery to the rear has proposals under the new permitted development rights (introduced August 2021) to convert into a one bedroomed property. The building has stood empty for a long time is perfectly placed for a second home or holiday let. This is currently to the Co-operative.

Commerical

The commercial element is the ground floor of Coquet House, currently occupied by the North East Cooperative Group (the current entrance and first aisle) and is subject to an annual rent. Details can be provided on request.

Services

Mains electricity, gas, drainage and water. Fully double-glazed.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax - Mews Apartment

Council Tax Band A - £1,442.04 - 2022/23

The Ground Floor Commercial Element is subject to business rates.

Postcode

NE65 7TE

Tenure

Freehold

EPC Rating - Mews Apartment

Current Rating - E

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

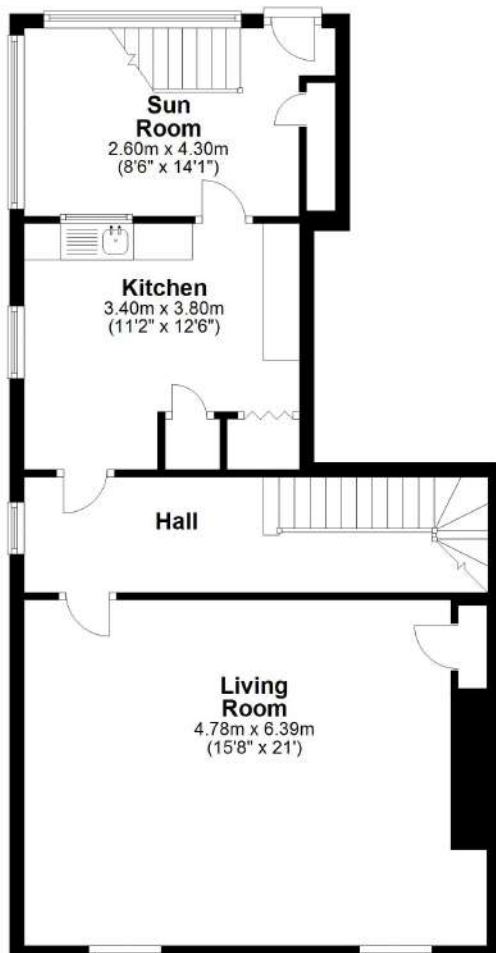
Details Prepared September 2022
Property Reference 88791008

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		



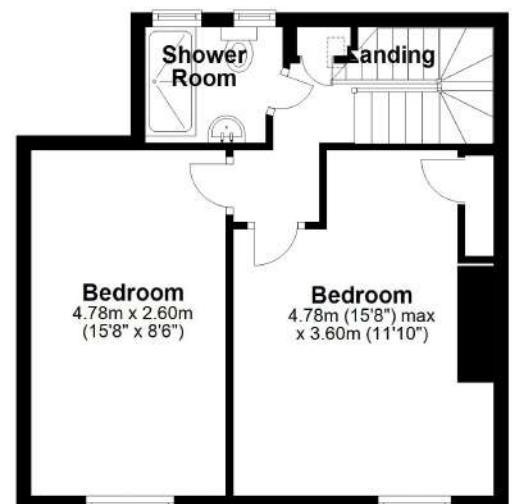
First Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



Second Floor

Approx. 38.3 sq. metres (412.3 sq. feet)

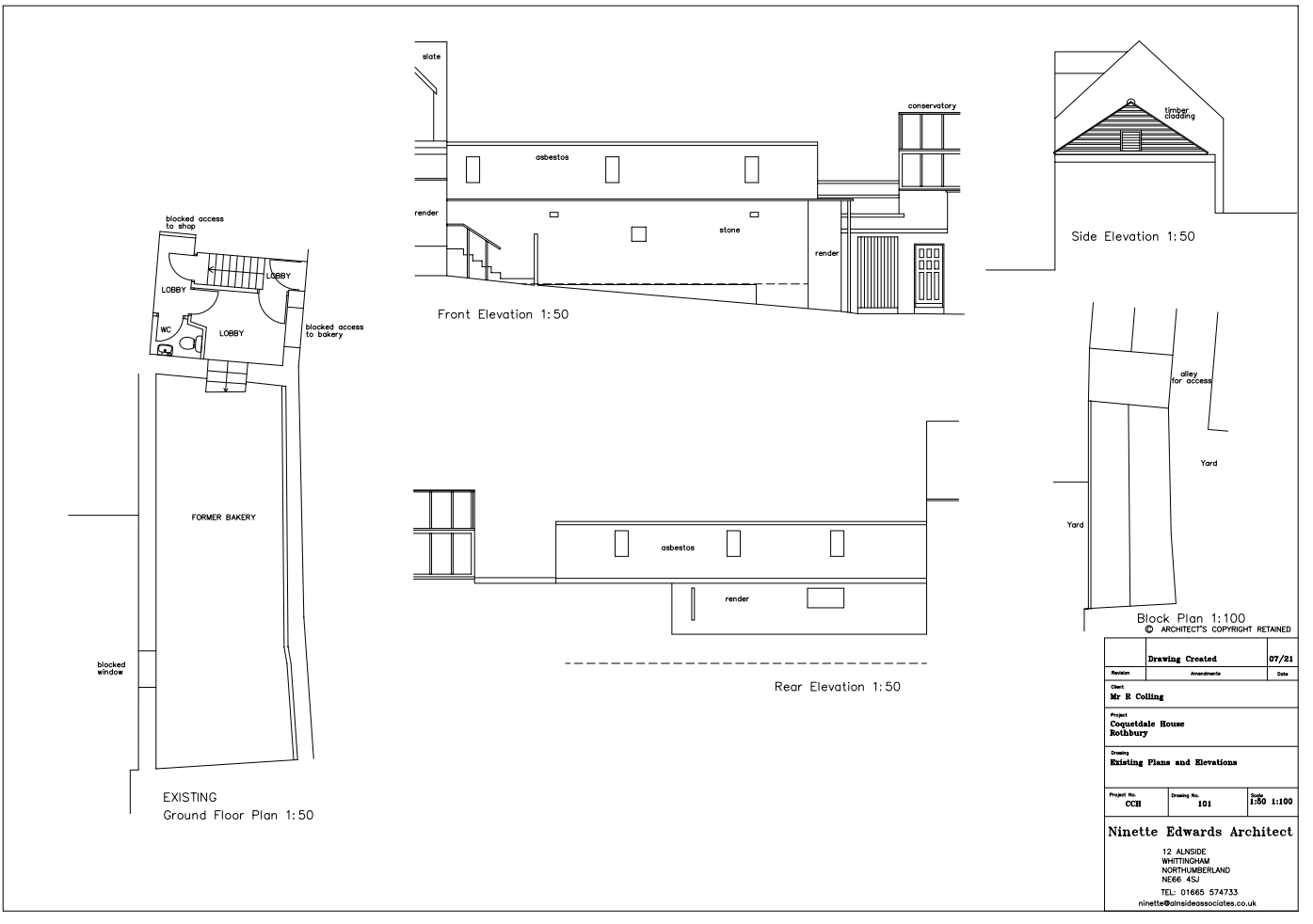


Total area: approx. 104.6 sq. metres (1125.6 sq. feet)

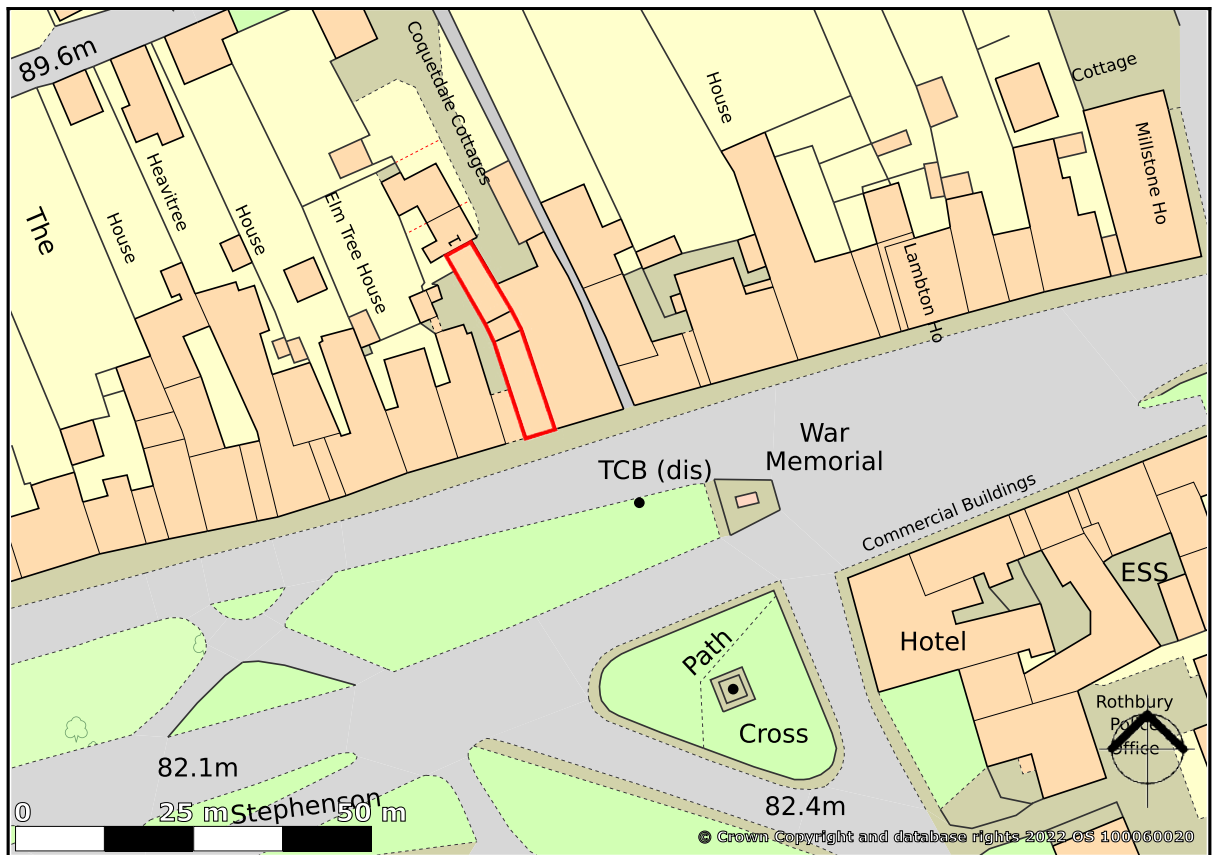
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Flat above Co-op, Coquetdale House



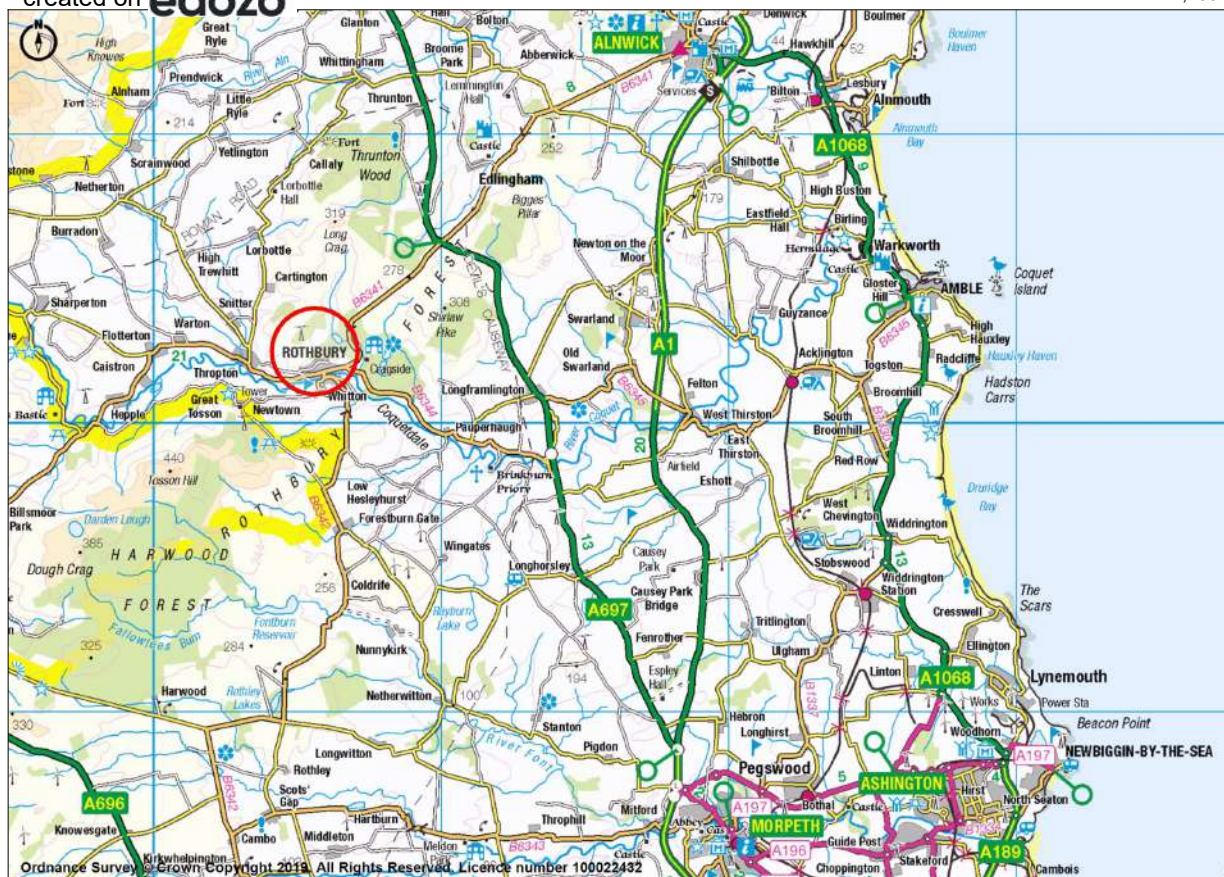






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Plotted Scale - 1:1,250



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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.