

RESIDENTIAL DEVELOPMENT OPPORTUNITY

CLIFTON PARK, GREAT NORTH ROAD,
MORPETH, NORTHUMBERLAND, NE61 6DG



GFW.

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APPROXIMATE MILEAGES

Morpeth 2 miles - Newcastle Upon Tyne 14 miles -
Alwick 25 miles

PROPERTY SUMMARY

Residential development opportunity in the village of Clifton with full planning permission for the construction of 35no. 2-storey 3, 4 & 5 bed dwellings and associated infrastructure. Extending to over 6.5 acres, the site is situated in a semi-rural position only a short distance from Morpeth.

**OFFERS INVITED BY
NOON THURSDAY 23RD JANUARY**

☎ 07823 422262 ✉ neilkohli@georgefwhite.co.uk 🌐 georgefwhite.co.uk



Summary

Residential development opportunity situated in Clifton village on the outskirts of Morpeth, for the construction of 35no market dwellings of 3, 4 and 5 bedrooms extending to over 6.5 acres.

The Area

The site is located 2 miles away from the historic and bustling town of Morpeth, which offers a wealth of facilities including restaurants, bars, cafes, shops and notable schools including the Morpeth First School and King Edward VI.

The site has excellent access to Newcastle, Edinburgh and beyond with the A1 located just half a mile away, and the stunning Northumbrian coast being reachable in only a twenty minute drive.

Planning

Full planning permission was granted by Northumberland County Council on 12th February 2018, for the proposed change of use from light industry to a housing development containing 35no. 2 storey 3, 4 & 5 bed dwellings and associated infrastructure.

Full plans can be seen within the Planning folder in the Data Room. The full application can be seen at reference no. [14/02140/FUL](#)

It is understood the planning has been commenced. Ground remediation has been undertaken on the site—the detail of these works are detailed further in the Technical Information section. The off-site affordable housing s106 contribution of £200,000 has been paid to the LPA.

A non-material amendment [20/04354/NONMAT](#) to application [14/02140/FUL](#) - variation of Conditions 14, 16, 21, 23, 28, 29 and 30 was permitted on 5th February 2021.

A non-material amendment (elevational updates to house type 1, 2, 3 and 5 to make more aesthetically pleasing and current - as a result the roof plans have changed on the site plans) [22/03890/NONMAT](#) on approved application [14/02140/FUL](#) was permitted on 24th November 2022.

Discharge of conditions 4 (construction method statement), 6 (highway recording), 15 (landscape), 18 (noise barrier), 19 (ground gas) and 26 (planting/SUDs), 27 (Ecology) [20/03688/DISCON](#) on approved planning application 14/02140/FUL.

Services

It is understood the site holds connections to relevant services, however purchasers are recommended connection of services to meet their requirements.





Services (continued)

Interested parties are encouraged to seek independent advice as to the availability, suitability of existing and cost of services.

Technical Information

A Phase I Geo-Environmental Appraisal & Coal Mining Risk Assessment was completed in February 2021 and a Phase II Geo-Environmental Appraisal conducted in April 2021 by Coast Consulting.

Following the results of the Phase II Geo-Environmental Appraisal, a Remediation Strategy was prepared to allow for the recommended removal of unsuitable soils and the importation of clean soil.

In February 2022, a Mine Entry Investigation was undertaken by Coast Consulting to confirm locations of three mine entries (2 adits and 1 mineshaft). The remedial works for these entries are detailed within this report. The mineshaft has been capped off and pending final sign-off from the Coal Authority. The western adit has been exposed and pending confirmation on whether further investigation is to be undertaken.

Site preparation works have been undertaken by contractor St George including the clearance of trees and vegetation, excavation of soils to remove foundations and unsuitable materials and

excavation, stockpiling and re-use of site won natural soils from areas where cut is required to achieve finished levels.

Subsequently, an Earthworks and Remediation Validation Report was prepared by Coast Consulting in October 2023. This summarised some further remediation works, as is detailed in the remediation strategy prior to any future development.

Subject to site levels, a mix of foundation types will be required comprising conventional strip, trench fill and vibro / piles. Foundation and structure designs have been provided by Coast Consulting.

For full details, please refer to the Technical Information folder within the Data Room.

Local Authority

Northumberland County Council

EPC Rating

Any new build dwelling is required to have an EPC assessment once the development is complete, using the SAP methodology approved within Building Regulations Document L, Volume 1.

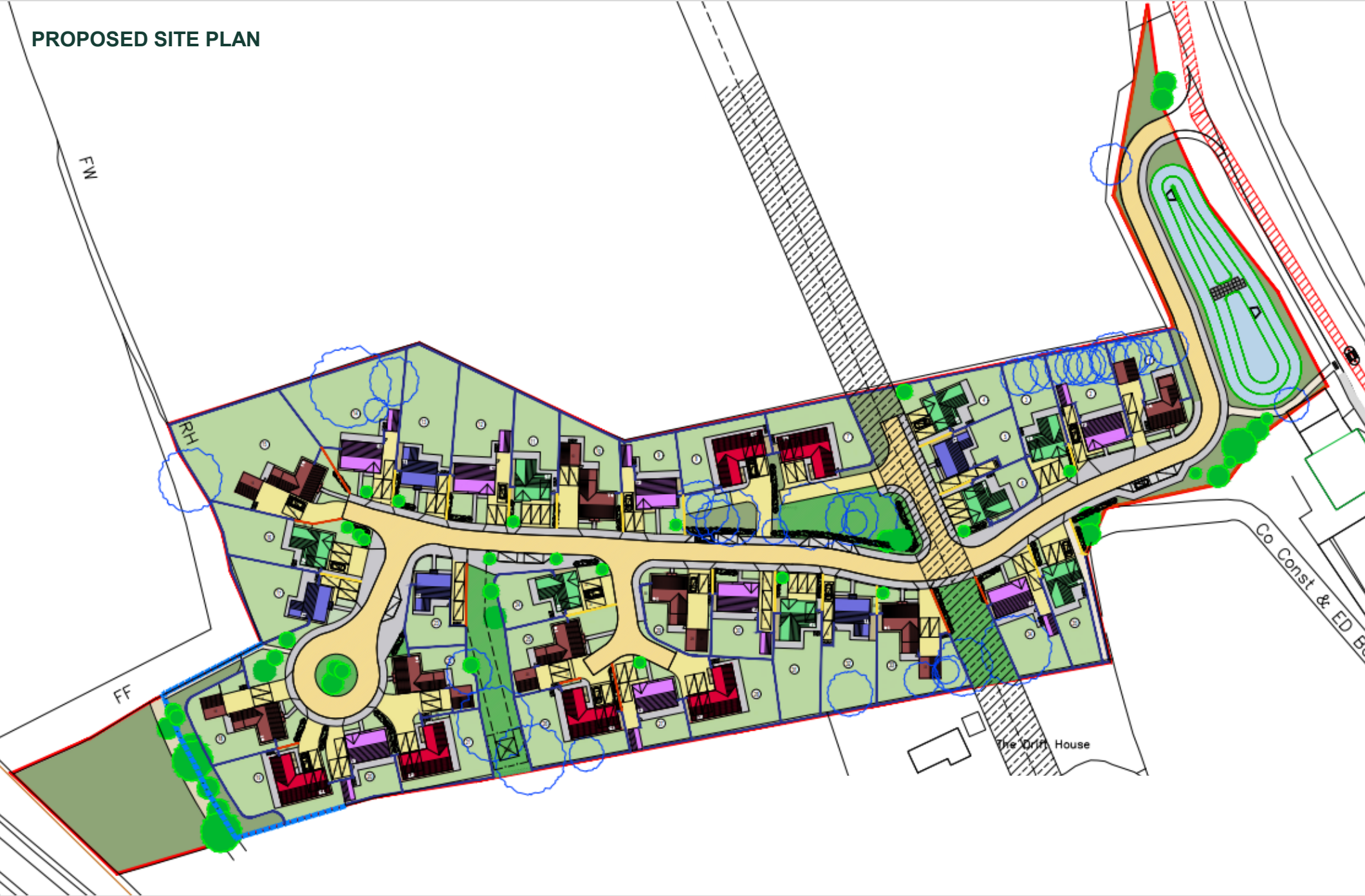
Tenure & Possession

The site is offered for sale as freehold with vacant possession upon completion.

What3words

The location of the property can be found here [//remission.listen.posts](#).

PROPOSED SITE PLAN





Method of Sale

We are inviting offers for the property by no later than:

Noon Thursday 23rd January

Interested parties are to express their interest and request bid requirements from the agent.

Viewings

Viewings are strictly by prior appointment, please see the agent's details below.

Neil Kohli

07823 422262 /
neilkohli@georgefwhite.co.uk

Rhys Jones

07776 683265 /
rhysjones@georgefwhite.co.uk

Data Room

Access to an electronic data room, containing information on technical reports and planning information is available by request or by using the link in the further information section.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful bidder.

Legal Costs

Each party to bear their own legal costs

incurred in the transaction unless otherwise agreed.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

Particular Date: October 2024

FURTHER INFORMATION



The information below is available online to view and/or download.

- [Data Room](#)
- [Planning Application](#)

Where content has been created by a third party George F. White is not responsible for the content provided and interested parties are advised to make their own enquiries relating to the property to ensure the accuracy of all information.

