

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**OLIVERS MILL MORPETH NE61 1PP**



- Two Bedroom Apartment
- Beautifully Presented
- Residents Only Car Park
- EPC: C
- Services: Mains GCH, Electric, Water, Drainage, & Sewerage

- Town Centre, Overlooking River
- Available With No Chain
- Tenure: Leasehold - Extended Lease on Completion
- Council Tax Band: C

**Offers Over £180,000**

# OLIVERS MILL MORPETH NE61 1PP

A stunning and genuinely spacious, two bedroom first floor apartment, enjoying delightful views over the River Wansbeck, and perfectly positioned in the heart of Morpeth town centre.

Superbly maintained throughout, this impressive home offers well proportioned accommodation briefly comprising: a welcoming entrance hall, a generous lounge diner with a Juliet balcony overlooking the river, a fitted kitchen, two comfortable bedrooms, and a modern shower room/WC. The layout provides an excellent balance of living and sleeping space, ideal for professionals, downsizers or those seeking a centrally located home with scenic surroundings.

Externally, the property benefits from a residents-only car park, providing convenient off street parking. Being just steps from the town centre, it offers immediate access to a wide range of amenities including independent shops and national retailers, cafés, restaurants, traditional pubs, leisure facilities, and picturesque riverside walks. Morpeth also boasts excellent schooling options, healthcare services, and superb transport links, with a mainline train station offering direct services to Newcastle, Edinburgh and London, as well as easy access to the A1 for commuting.

The lease is currently in the process of being extended by 90 years and the property will be sold with approximately 156 years unexpired upon completion.

Available with no upper chain, this is an exceptional opportunity to acquire a beautiful riverside apartment in one of Northumberland's most sought after market towns.

## ENTRANCE TO OLIVERS MILL

Entrance to the development is through a main entrance door and staircase leading to the first floor.

## ENTRANCE HALL

A spacious hallway with double glazed sash window, radiator and built in storage cupboard.

## LOUNGE DINER

A generous living space with a juliet balcony over looking the river, two double glazed sash windows and a radiator.



## ADDITIONAL IMAGE



# OLIVERS MILL MORPETH NE61 1PP

## DINING AREA

A defined dining area with a double glazed sash window and radiator.



## VIEW FROM LOUNGE



## ADDITIONAL IMAGE



# OLIVERS MILL MORPETH NE61 1PP

## KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated fridge freezer, oven, hob and extractor hood. Double glazed sash window and a radiator.



## ADDITIONAL IMAGE



## BEDROOM ONE

Fitted with a sliding door mirrored wardrobes, double glazed sash window and a radiator.



# OLIVERS MILL MORPETH NE61 1PP

## BEDROOM TWO

Double glazed sash window and a radiator.



## SHOWER ROOM/WC

Fitted with a wc, wash hand basin and mains shower in cubicle. Extractor fan and radiator.



## EXTERNALLY

There is a residents only car park.



# OLIVERS MILL MORPETH NE61 1PP

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker March 2026).  
Broadband Type Highest available download speed Highest available upload speed Availability  
Standard 19 mbps 1 mbps Good  
Superfast NA NA NA  
Ultrafast NA NA NA

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker March 2026).

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.  
Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.  
Experience can vary due to a range of factors in the local area.  
The information displayed may not always reflect your experience 'on the ground'.

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker March 2026).  
Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker March 2026).

Planning Permission - There is currently no active planning permissions for Olivers Mill. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked March 2026).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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# OLIVERS MILL MORPETH NE61 1PP

## TENURE & COUNCIL TAX BAND

Leasehold - We have been advised that the lease term is 99 years from 01.01.1996 which leaves approximately 69 years remaining on the lease. **\*\*THE LEASE IS BEING EXTENDED BY THE CURRENT SELLERS & WILL BE AVAILABLE WITH 159 YEARS REMAINING ON COMPLETION\*\***

The current monthly service charge is £129.09 effective from April 2026. No ground rent is payable.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Court-authority restriction (registered 2016): 'No transfer or sale by a sole registered proprietor (except a trust corporation) which gives rise to capital money is to be registered unless authorised by an order of the court.' Plain English: because the owners are trustees, if one trustee tried to sell the property on their own and money would be received, the sale cannot be registered at the Land Registry unless a court allows it. This protects the interests of the trust beneficiaries. If the trustees act together or a trust corporation is involved, the restriction will not block registration in the same way. - Lease prohibitions on dealing (alienation) — register note: 'There are excepted from registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith contained in the Lease.' Plain English: the lease itself contains rules limiting certain dealings (for example transfer, assignment or subletting). If someone breaches those rules the resulting rights or interests created by that breach may not be protected by registration. You must read the lease to see exactly what is restricted (for example whether you need the landlord's consent to assign or sublet). - Obligation to surrender: the lease includes a note that the tenant (lessee) is obliged to surrender the lease in the circumstances stated in the lease. Plain English: there are conditions under which the tenant must give up the lease — check the lease to know what those conditions are.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- Any legal rights or easements granted by the registered lease(s): the register says the title includes any legal easements the lease grants and is subject to any rights the lease reserves. Plain English: the lease may give the flat rights (for example use of common hallways, right of access to services, or other shared rights) and may reserve rights for the landlord (for example to access parts of the building). No specific easements or rights are listed on the public register entries, so you should check the lease and the filed plan to see the exact rights or access arrangements.

Council Tax Band: C (Source gov.uk Checked March 2026).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

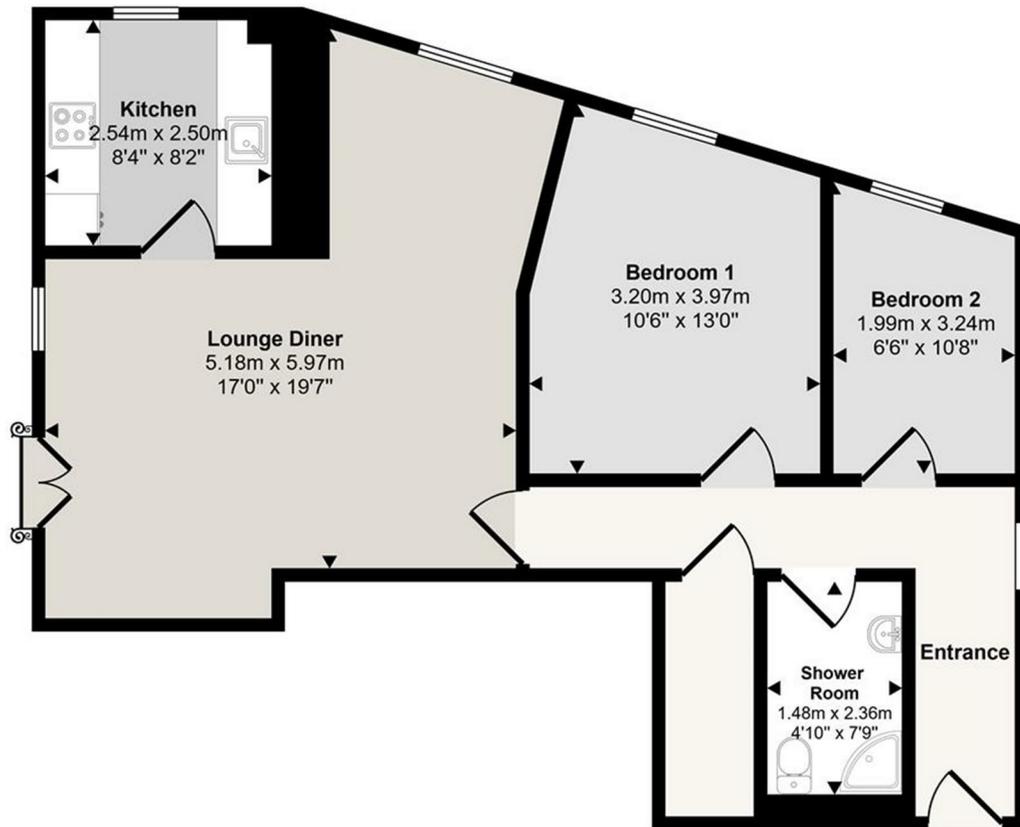
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# OLIVERS MILL MORPETH NE61 1PP

Approx Gross Internal Area  
68 sq m / 729 sq ft



Floorplan

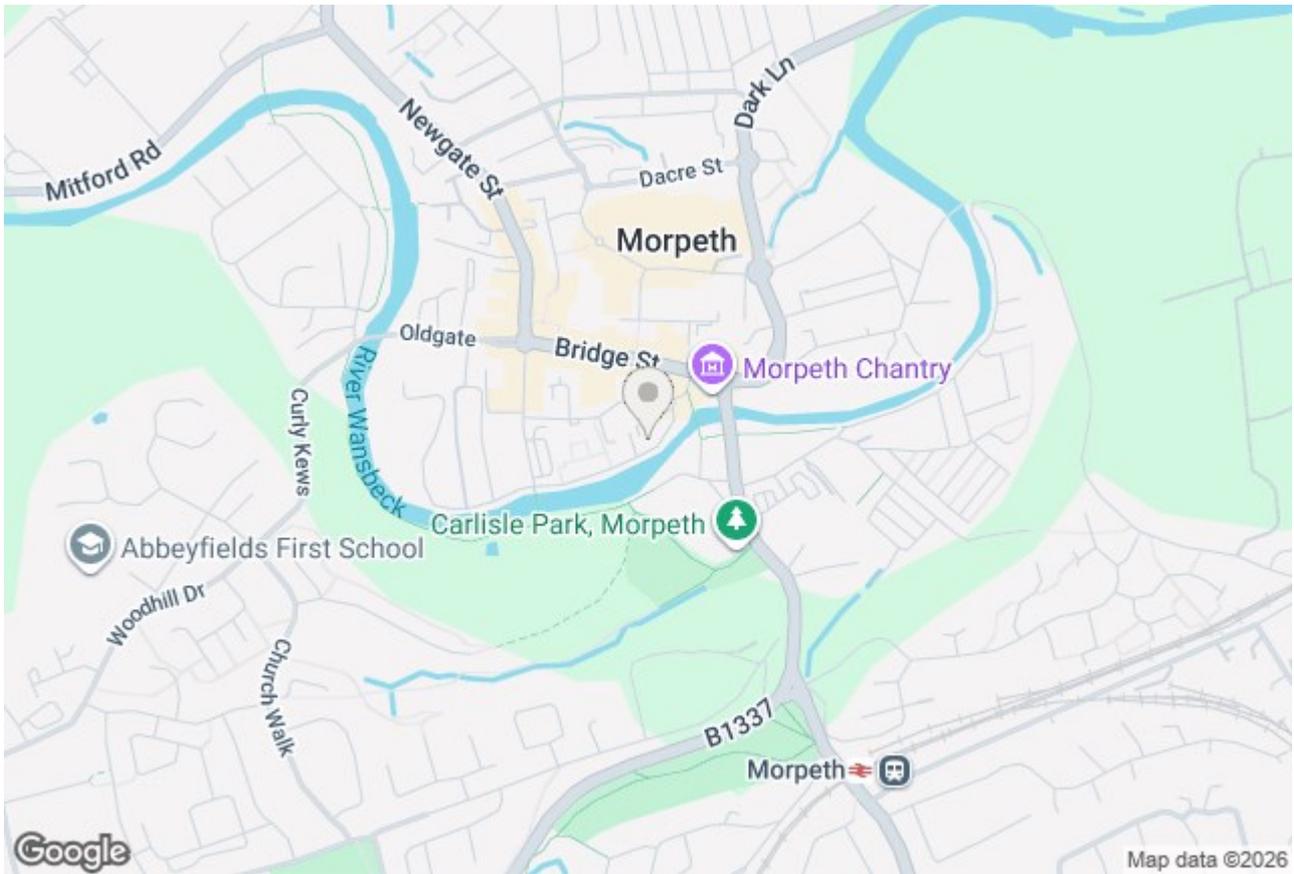
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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