



### 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 0.086 hectares (0.213 acres)
- Prime location in popular coastal town of Amble
- Large carpark to rear
- Suitable for a Variety of Uses
- Great opportunity for investors, developers or occupiers

**Auction Guide Price £235,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 29<sup>th</sup> January 2026

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://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 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.

This is a great opportunity for investors, developers, or occupiers seeking a unique building with character and potential.

## Site Area

The approximate site area is 0.086 hectares (0.213 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

A pre-planning application (reference 25/00024/PREAPP) was submitted against the full site for 3no. 2 bed houses to the south and conversion of existing club to 5 units. The proposed plans are to convert the larger part of the building into 4x self-contained 2 bed flat with parking, and the smaller unit into a 2 bed cottage 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. Please note the carpark is not included in the sale.

## Viewing Arrangements

Viewing is strictly by appointment through the office.

## Tenure

The site is currently unregistered, but is to be sold freehold. Please refer to the legal pack for full information.

## 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

£235,000 +

## Rateable Value

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



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## Important Notice

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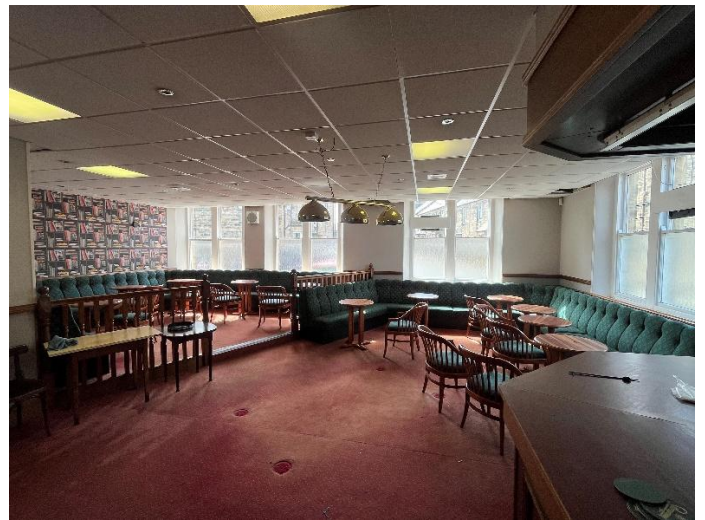
**Ref I334 (Version 1)**

**Prepared 18<sup>th</sup> December 2025**





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