

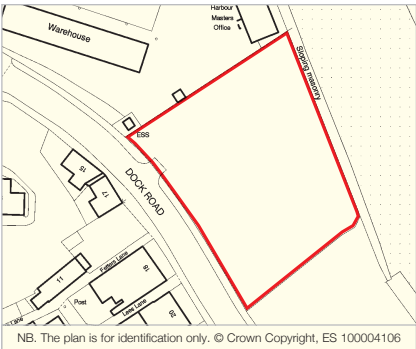
Berwick-upon-Tweed

Heritage Quay, Northumberland

TD15 2AB

- **Freehold Site extending to Approximately 0.37 Hectares (0.91 Acres)**
- **Full Planning Consent for Twenty-Three Self-Contained Apartments and Seven Town Houses**
- **Total GIA for Consented Scheme Approximately 2,657 sq m (28,505 sq ft)**

Vacant Possession



To View

By application to the site.

Joint Auctioneer

Scarlett Land and Development
(Ref: Will Scarlett).
Tel: 07535 168803.
Email: will@scarlettdev.co.uk

VACANT – Freehold Site with Planning



Tenure

Freehold.

Location

The property is situated on the east side of Dock Road, to the south-east of its junction with Church Road. Local shops and amenities are readily available to the north-east. Local bus routes run along the A1167 to the west. Rail services run from Berwick-upon-Tweed Station directly to the north. The A1 is directly to the south-west and provides direct access to the A1(M) and in turn the M1 Motorway. The open spaces of Berwick Holiday Park are to the north-east and the north-east coast is accessible.

Description

The property comprises a rectangular shaped site extending to approximately 0.37 hectares (0.91 acres).

Plot	Floor	Accommodation	sq m	Floor Area (sq ft)
1	Ground	Two Bedroom Accommodation	77 sq m	(834 sq ft)
2	Ground	Two Bedroom Accommodation	77 sq m	(834 sq ft)
3	First	Two Bedroom Accommodation	80 sq m	(861 sq ft)
4	First	Two Bedroom Accommodation	80 sq m	(861 sq ft)
5	Second	Two Bedroom Accommodation	80 sq m	(861 sq ft)
6	Second	Two Bedroom Accommodation	80 sq m	(861 sq ft)
7	Ground	Two Bedroom Accommodation	77 sq m	(834 sq ft)
8	Ground	Three Bedroom Accommodation	91 sq m	(979 sq ft)
9	First	Two Bedroom Accommodation	77 sq m	(834 sq ft)
10	First	Three Bedroom Accommodation	91 sq m	(979 sq ft)
11	Second	Two Bedroom Accommodation	77 sq m	(834 sq ft)
12	Second	Three Bedroom Accommodation	79 sq m	(855 sq ft)
13	House	Three Bedroom Accommodation	146 sq m	(1,574 sq ft)
14	House	Three Bedroom Accommodation	111 sq m	(1,200 sq ft)
15	House	Two Bedroom Accommodation	76 sq m	(820 sq ft)

Planning

Local Planning Authority: Berwick-upon Tweed Council.
Tel: 01289 302391.
Email: admin@berwick-tc.gov.uk
The property is to be offered with full planning consent (Ref: 04/B/0337) for twenty-three self-contained apartments and seven town houses.

Accommodation

Site Area Approximately 0.37 Hectares (0.91 Acres)

Schedule of Proposed Accommodation

If implemented, the scheme will provide the accommodation set out below.

Plot	Floor	Accommodation	sq m	Floor Area (sq ft)
16	House	Two Bedroom Accommodation	76 sq m	(820 sq ft)
17	House	Two Bedroom Accommodation	76 sq m	(820 sq ft)
18	Ground	Two Bedroom Accommodation	73 sq m	(788 sq ft)
19	Ground	Two Bedroom Accommodation	73 sq m	(788 sq ft)
20	Floor	Two Bedroom Accommodation	80 sq m	(862 sq ft)
21	Floor	Two Bedroom Accommodation	80 sq m	(862 sq ft)
22	Second	Two Bedroom Accommodation	83 sq m	(890 sq ft)
23	House	Three Bedroom Accommodation	96 sq m	(1,033 sq ft)
24	House	Three Bedroom Accommodation	128 sq m	(1,378 sq ft)
25	Ground	Two Bedroom Accommodation	107 sq m	(1,152 sq ft)
26	Ground	Two Bedroom Accommodation	66 sq m	(710 sq ft)
27	First	Two Bedroom Accommodation	112 sq m	(1,206 sq ft)
28	Duplex	Three Bedroom Accommodation	130 sq m	(1,399 sq ft)
29	Second	Two Bedroom Accommodation	92 sq m	(990 sq ft)
30	Second	Two Bedroom Accommodation	73 sq m	(786 sq ft)
Total			2,647 sq m	(28,505 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.