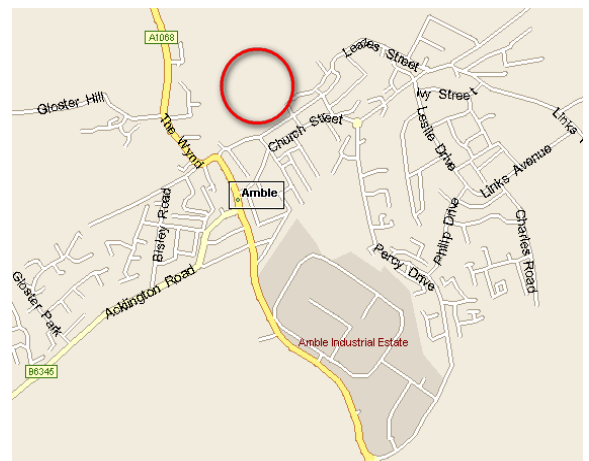
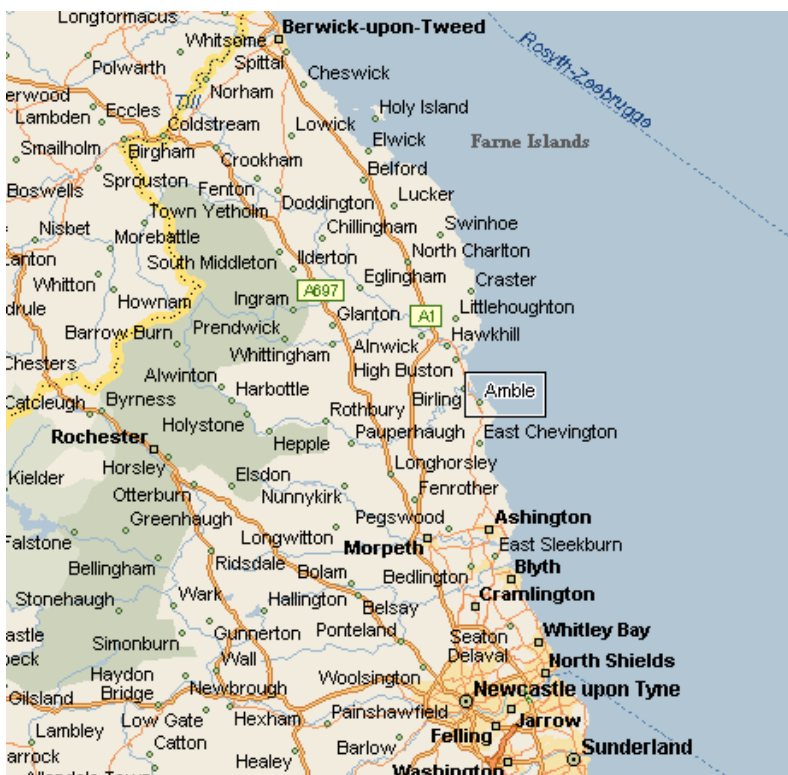


Amble Northumberland

5.76 acres of development land

Location

Amble is a town on the Northumberland Coast at the mouth of the River Coquet. It has a population of circa 6000 and lies 25 miles north of Newcastle upon Tyne and 35 miles south of Berwick upon Tweed. The town benefits from harbour and marina facilities. The nearest railway station is at Alnmouth. The town lies immediately to the south of the North Northumberland Coastline which has been designated an 'Area of Outstanding Natural Beauty'. This includes areas designated as both of national and international importance.



Planning

The site has an existing outline planning consent for a 21000 sq ft food retail supermarket (A1) with associated car parking (204 spaces) plus service yards and 46 residential units (C3). The land lies in close proximity to the town centre and as such should be suitable for a wide range of uses. It is recommended that prospective purchasers should discuss their intended uses with the Planning Department at Northumberland County Council Tel. No. 0845 6006400.

Description

The land is bounded by properties on Queen Street to the south with the Marina and River Coquet to the North and a residential development Riverside Park to the West. The site extends to circa 5.76 acres. Please see site plan below for identification purposes. The land is held under title number ND 144611. There is a contractual right to construct a road linking the site to the A1058 over land to the North.

Site Plan



Not to Scale

Rating Assessment

The site has not been assessed for rating purposes.

Terms

The land is available on a freehold basis. Offers invited.

Further information

Please contact: Ian Blackett on 01670 828202 or Peter Blackett on 01670 8282265

IMPORTANT NOTICE

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Costs

Each party is to be responsible for their own legal costs incurred in the transaction.