

## Commercial Development Opportunity

## MORPETH

# NE61 2DW



The site lies on the A197 Great North Road in the Loansdean area of Morpeth, a prosperous market town, some 14 miles north of Newcastle. The resident town population is over 14,000 people but this busy commuter belt settlement draws from a number of affluent surrounding villages. The town has an excellent road and rail infrastructure which allows easy access to the rest of the UK.

The site lies less than a mile from Morpeth town centre and the A197 links the site to the A1 approximately 0.5 miles away.

## Description

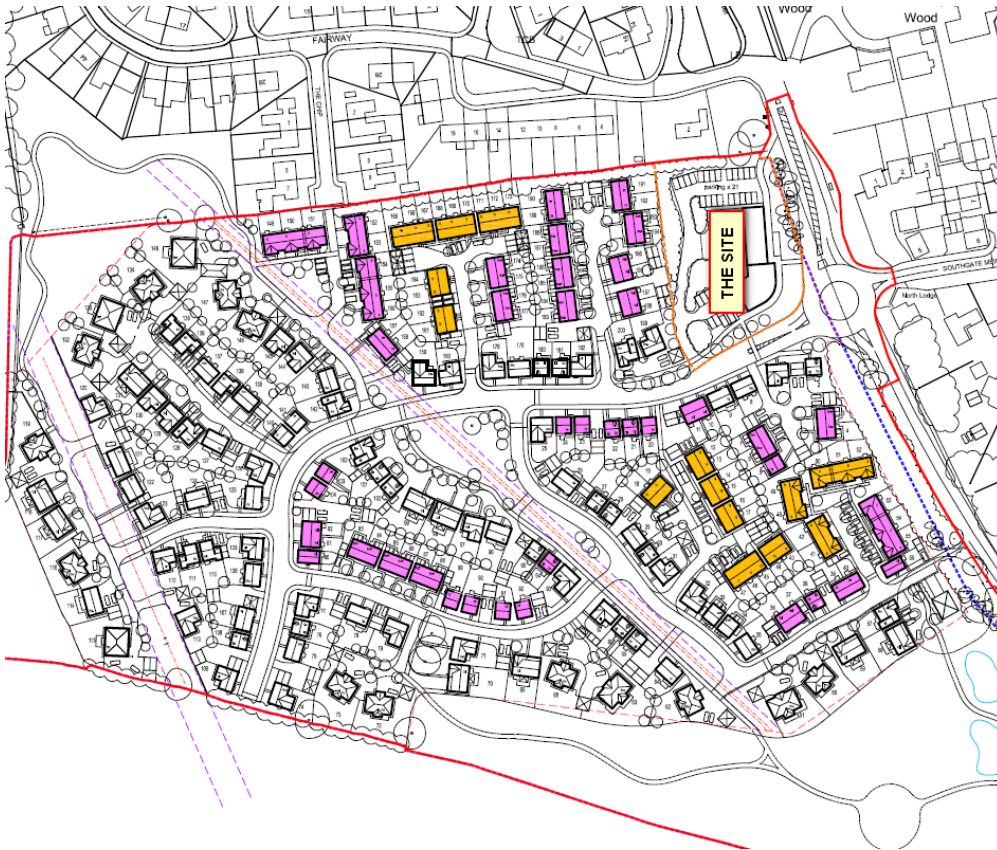
The site is flat and will lie adjacent to a new 200 unit housing development which Bellway Homes hopes to commence work on in the autumn of 2015 with occupations targeted for early 2016.

## Site Area

The total site area is **0.281 hectares (0.694acres)** or thereabouts.

## Site Plan

(For Identification purposes only not to scale)



**Planning**

The whole site has a planning permission for residential development of 200 houses (Use Class C3) incorporating landscaping, open space, access and highway works, and an outline application for up to 465 sq m of ancillary commercial development (A1/A2/ A4/D1). This consent was made under planning application reference 11/02454/FUL lodged on 9 September 2011 and granted on appeal on 17 July 2014 under appeal reference APP/P2935/A/12/2170840.

A copy of the Inspector's report can be made available on request.

**Rating Assessment**

This site is not rated at the present time

**Costs**

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

**Terms**

The land is available on a freehold basis. Guide price on application.

**Viewing/Further information**

Please contact: Ian Blackett on 01670 828202 or e mail [enquiries@davisonblackett.com](mailto:enquiries@davisonblackett.com)

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