For Sale

Land at
Kennedy Green
Beadnell
Northumberland

0191 269 0510
gva.co.uk/11798

An APLEONA company
Highlights

- Unique development opportunity in popular Northumberland coastal location
- Outline planning permission for 45 homes (including 20% affordable housing)
- Site area 2.64 Ha (6.52 acres)
- Informal sealed tenders sought by: Wednesday 14th June 2017

Location

The site is located within the Northumberland Coast Area of Outstanding Beauty in an attractive setting in the village and is within convenient walking distance of Beadnell Bay. Beadnell is a popular coastal village and is located approximately 14 miles to the north east of Alnwick and 48 miles north of Newcastle. The village is served by the B1340 which connects to the A1 approximately 5 miles to the west.

The site is located approximately 0.3 miles to the south of Beadnell Village and is within very close proximity to Beadnell Harbour and Bay; both of which provide a picturesque platform from which to enjoy a range of water sports. Beadnell is an attractive and affluent village which benefits from its unique positioning on the north Northumberland Coastline.

The Village offers excellent leisure and recreational opportunities being home to two established hotels and restaurants, tourism accommodation and an impressive stretch of unspoiled coastline to the east. Boat launching facilities are available during the spring and summer months from the nearby car park and offer anglers and divers the opportunity to explore the popular Farne Islands.

Other impressive landmarks within the village include the Limekilns, St Ebba’s point and several Bronze Age burial chambers which have been discovered along the coast.
Description
The gross site area comprises approximately 2.64 Ha (6.52 acres), is relatively flat and is currently undeveloped. The site is bounded by adjacent residential gardens to the north, undeveloped land to the east, new development to the south and undeveloped land to the west.

There is currently no designated vehicular or pedestrian access to the site; however, a new access road will be created over the adjacent field to the west which will connect to Swinhoe Road to the north west of the site. The surrounding area is characterised by a mixture of residential dwellings and open countryside.

Planning
The site has the benefit of Outline Planning Permission for the development of 45 homes, of which six homes are required to be offered for Affordable Rent and three as Discounted Market Sale. The scheme mix is as follows:
- 13 two bedroom;
- 23 three bedroom; and
- 9 four bedroom.

The Planning Permission is subject to a Section 106 Agreement which requires that no dwelling shall be occupied other than as a principle residence.

The site provides developers with a rare opportunity to deliver a low density, high quality coastal scheme within an attractive landscape setting and highly desirable location.

Planning Reference: 16/01688/OUT

Services
We are advised that services are available; however, interested parties should make their own enquiries of the utilities companies.
Tenure
The site is to be sold freehold subject to standard Ducal Estate covenants.

VAT
All offers received will be deemed to be exclusive of VAT unless otherwise specified.

Information Pack
An information pack is available on request and includes the following:
- Approved plans, drawings and documents;
- Decision Notice;
- Section 106 Agreement;
- Bid pro forma; and
- Tender labels.

Method of Disposal
We are instructed to invite conditional and unconditional offers for our client’s freehold interest.

Bids should incorporate details of funding available to the developer and experience of similar projects undertaken, together with a timetable for exchange of contracts, completion of the purchase and completion of the development. Abnormal development costs allowed for in the bid should be clearly identified. The bid should also incorporate a clear statement of the net bid. A 10% non refundable deposit will be required upon exchange of contracts.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids incorporating what The Northumberland Estates or GVA consider to be onerous or unusual conditions may not be considered.

Sealed informal tenders are invited in writing by noon Wednesday 14th June 2017. Bids should be submitted directly to: GVA, Central Square, Forth Street, Newcastle upon Tyne, NE1 3PJ or emailed to david.craig@gva.co.uk

Our client is not obliged to accept the highest or any offer received.

Legal and Surveyors Costs
Each party is to bear their own costs incurred.
GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is) in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

2. All descriptions, dimensions and references to this property’s condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

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4. All prices quoted are exclusive of VAT.

5. GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.

For further information, please contact:

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