





THE WALLED GARDEN, FORD VILLAGE

TO LET ON SUITABLE TERMS TO BE AGREED

THE WALLED GARDEN, FORD VILLAGE BERWICK-UPON-TWEED, NORTHUMBERLAND

Expressions of interest invited.

Grade II listed 19th Century Walled Garden • Beautiful Historical Location • Extends to 1.9 acres • Private tranguil site in existing tourist destination

Opportunity

This is a unique opportunity to develop a business within the walls of a listed castle garden and amongst many other successful businesses within the wider Ford and Etal Estate. The Estate attracts a large number of tourists with other attractions such as Etal Castle and Village, Heatherslaw Light Railway and Ford Village itself. Any venture here could benefit from the existing critical mass of rural tourism businesses on the Estate as well as the beautiful setting of the garden itself.

The Walled Garden is easily accessed from Ford Village which receives an estimated 10,000 or more visitors annually. Ford Village has a range of shops, B & Bs, an outdoor education centre, a school and Ford Castle itself whilst still retaining a tranquil and peaceful environment.

The garden has been run as a plant nursery for many years however, a wide range of other possibilities are open to consideration, subject to the necessary consents. The Landlord is open to considering any proposal.

Situation

Built in the mid-19th Century for the Marchioness of Waterford, the Walled Garden remains a beautiful example of craftsmanship within 100 yards of Ford Castle. There is pedestrian access from the centre of the village and limited vehicular access into the site itself, which provides a secluded and secure space for a business to operate within.

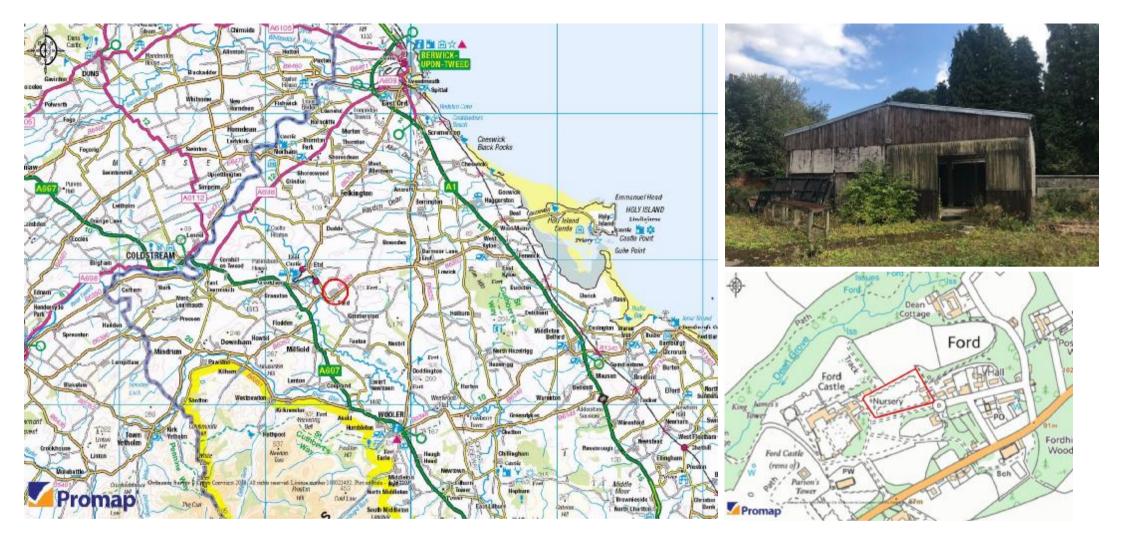
Large areas of the site have been cleared and upon visiting you really grasp the size and scope of the garden which offers a blank canvas for new ventures. The site has mains water and electricity connected.

All Enquires

Emer Edwards emer.edwards@savills.com +44 (0) 1668 280 807



savills.co.uk



Savills, their clients and any joint agents give notice that: 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. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. *Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area. 20180531ANWM



