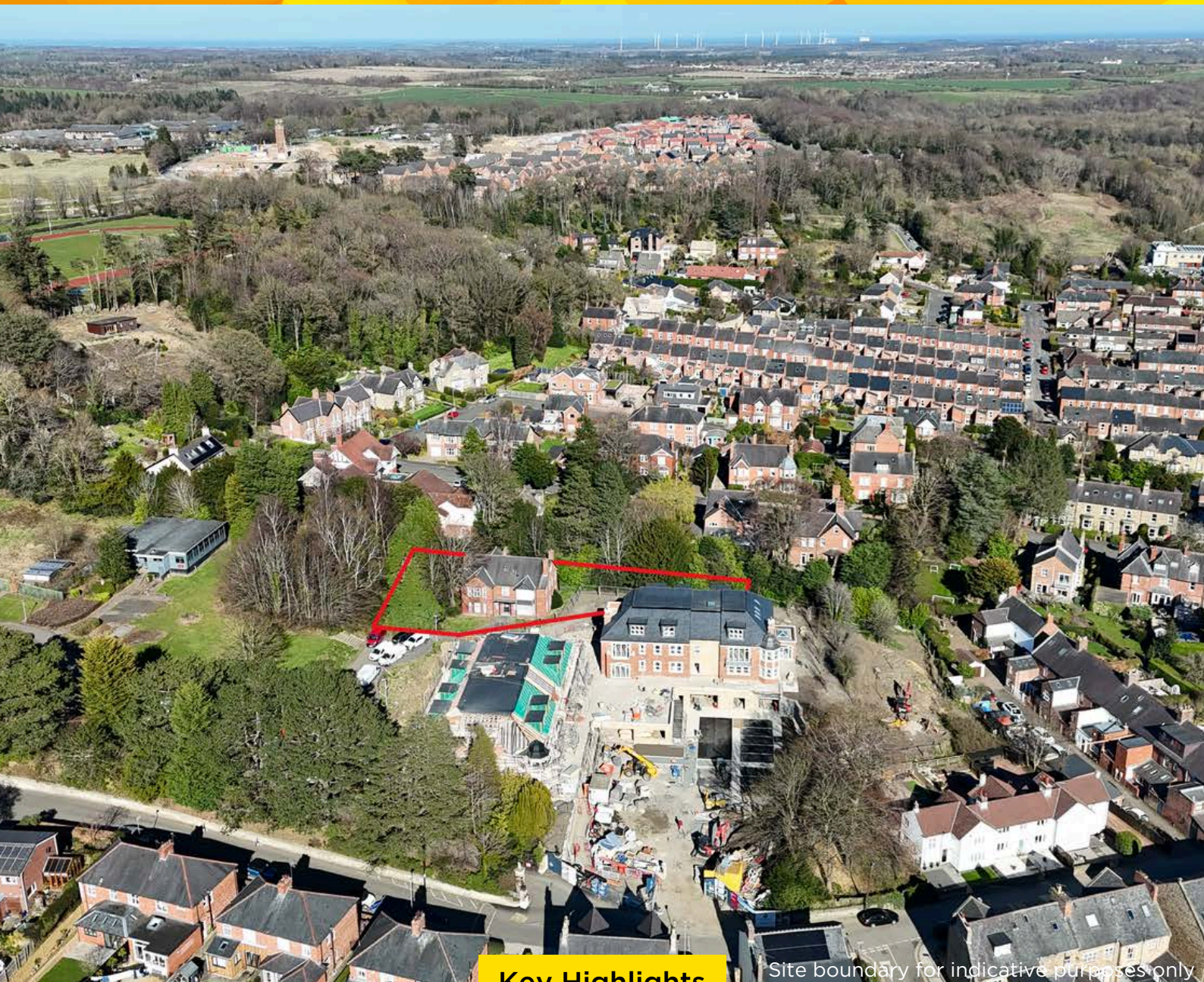


FOR SALE

PRIME DEVELOPMENT OR CONVERSION OPPORTUNITY

Cottingwood House, Cottingwood Lane, Morpeth, Northumberland, NE61 1DN



Key Highlights

Site boundary for indicative purposes only

- Prime development or conversion opportunity
- Excellent location
- 0.41 acres (0.16 hectares)
- Close proximity to town centre
- Informal sealed tenders sought by noon Monday 28th July 2025
- Price on Application

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Newcastle upon Tyne NE4 5BZ

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Boundaries are strictly for information purposes only

LOCATION

The site is situated between Cottingwood Lane and Kings Avenue within the northern area of the sought-after market town of Morpeth in Northumberland. Morpeth is located approximately 5 miles west of Ashington, 15 miles north of Newcastle and 19 miles south of Alnwick. The town has an approximate population of approximately 14,500 residents.

Road access to Morpeth is principally provided from the A192 and the A197, both of which connect directly onto the A1(M) to the west. The town is served by Morpeth train station which benefits from being on the East Coast Mainline with regular connections to London, Edinburgh and other major UK cities.

Morpeth offers residents the opportunity to enjoy semi-rural living whilst being well served by local amenities and leisure destinations, along with being within commuting distance to Newcastle.

SERVICES

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

DESCRIPTION

The site is broadly triangular in shape and extends to approximately 0.41 acres (0.16 hectares). It is brownfield in nature accommodating Cottingwood House. The site benefits from a unique and secluded position being within a leafy setting, accessed via a driveway which sweeps around the adjacent development site and meets Cottingwood Lane to the west.

The site is bounded by undeveloped land the north, new build development to the south, Northlands nursing home and residential gardens to the east and a lawn area to the west.

It is within very close proximity to Morpeth High Street which accommodates a number of national covenants including Costa Coffee, Boots, Clintons, Superdrug and Marks & Spencer, as well as a various independent occupiers, restaurants and bars including Pleased to Meet You. As such the site is extremely well located for local amenities and leisure venues whilst benefitting from an attractive and exclusive position.

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PLANNING

The adopted development plan against which applications for the site will be assessed is The Northumberland Local Plan 2016 to 2036 which was formally adopted by Northumberland County Council on 31 March 2022. The Northumberland Local Plan now forms part of the development plan for Northumberland alongside the 'made' Neighbourhood Plans.

The site is located outside of the Morpeth conservation boundary. Based on the adjacent residential development, it is our view that the site is suitable for residential development and or conversion, subject to statutory planning permission.

TENURE

The freehold interest in the site and building is held by Northumberland County Council under title number ND110064.

The property benefits from a right of way across the access driveway leading from Cottingwood Lane to the site and building. The right of way is shown in brown on the title plan within the information pack.

The site is to be sold freehold with vacant possession.

METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender process. Tenders are requested by noon Monday 28th July 2025 and are to be submitted directly to both:

david.craig@savills.com or glenn.laws@savills.com

Bidders are asked to provide the following information:

- Conditions attached to the offer;
- Details and scale drawings of the proposed scheme;
- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Full solicitor details; and
- Completed Tender Form.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.



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INFORMATION PACK

An information pack is available upon request and includes the following:

- Title Information;
- Site plans; and
- Tender Form.

VAT

All offers received will be deemed to be exclusive of VAT.

LEGAL AND SURVEYING FEES

The purchaser is responsible for their costs incurred. The purchaser is also required to pay a contribution towards the vendor's reasonable legal and surveyors fees equating to 2% of the net purchase price, payable on legal completion.

VIEWING

Strictly by appointment with Sole Selling agents Savills.

CONTACTS

For further information please contact:

David Craig

david.craig@savills.com
07970 680 670

Glenn Laws

glenn.laws@savills.com
0797 159 3026

IMPORTANT NOTICE

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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. Purchasers must satisfy themselves by inspection or otherwise.

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