

# For Sale - Development Site

The Roundhouse, Spittal, Berwick-upon-Tweed, Northumberland TD15 1QS

Edwin  
Thompson



# For Sale - Development Site

## Roundhouse, Spittal, Berwick-upon-Tweed. TD15 1QS

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A level and regular shaped cleared Development Opportunity  
Approximately 0.847 ha (2.09 acres) or thereby  
West of Spittal, 1.3 miles south east of Berwick-upon-Tweed town centre.  
Out of Town Retail, Commercial or Residential Potential, subject to planning.

Available with vacant possession.

**Guide Price £575,000 - all enquiries invited**

**Ref. BF4709-002**

### General Information

The Roundhouse comprises a re-development site situated to the west of Spittal, approximately 1.3 miles south east of Berwick-upon-Tweed town centre.

Berwick-upon-Tweed is situated in Northumberland approximately equi-distance between Edinburgh to the north and Newcastle-upon-Tyne to the south (sixty-five miles each way). Whilst a relatively small town with a population of approximately 14,000 it is an important local centre serving a wide rural hinterland in North Northumberland and the eastern Scottish Borders with an approximate catchment area of around 42,000.

It is served by both the A1 trunk road and the main line East Coast Railway Network providing regular access to Edinburgh and Newcastle-upon-Tyne (approximately forty-five minutes each way) and London (approximately three and a half hours each way).

There are airports at both Edinburgh and Newcastle-upon-Tyne providing domestic and international scheduled flights.

Berwick-upon-Tweed benefits from an active commercial harbour. The port can currently take vessels up to 90 meters in length with maximum beam height of 16 meters and draughts of up to 4.5 meters.

Although a small town, Berwick offers a good range of retail and recreational facilities with a £20 million investment ongoing to renew The Swan Fitness and Wellness Centre a short distance west of this site. The population within a ten-mile radius was recorded as 27,323 in 2019 (Source: Costar). The town benefits from a significant tourism sector with the population reported to approximately double during peak summer season.

This site is situated on the boundary of Tweedmouth and Spittal, a predominantly residential area.

### Description

A relatively level and regular shaped cleared site extending to approximately 0.847ha (2.09 acres) or thereby.

Access is off Billendean Road to the East. Planning Approval Reference N/10/B/0019 was granted in March 2010 in relation to the 'Re-modelling of existing landscaped area to provide improved vision splay and allow re-opening of existing access road onto site'.

The land is considered to offer a potential development opportunity which may include out of town retail, commercial or residential, subject to planning. It is being offered for sale with vacant possession. **Planning Consent Reference 19/04107/FUL was permitted in July 2020 for the 'Demolition of existing sheds and structures. Erection of 52 unit Extra Care Housing, 8 Bungalows and associated landscaping , parking and access'**

The site is outwith the towns Conservation Area. None of the buildings are understood to be Listed.

### Historical Context

The building was formerly an Engine Shed. In 1958/1959 the building housed three locomotives belonging to the National Collection, the LBSCR Terrier 0-6-0T no 82 Boxhill, the SE&CR D class 4-4-0 no 31737 and LSWR T3 4-4-0 no 563. The engines are now understood to be displayed at the National Rail Museum with the first two currently at York and no 563 at Shildon.

## Area

The site has been measured from an OS based mapping system to an area of 0.847 ha (2.09 acre) or thereby.

## Ground conditions

The purchaser/developer will be responsible for any necessary assessment of ground conditions and will need to satisfy themselves that development can take place safely.

## Services

Mains water, electricity, gas and foul and surface water drainage are assumed to be available adjacent or close to the site.

It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

## Tenure

Freehold

## Method of Sale

The site is offered for sale as a whole with vacant possession by Private Treaty.

## Offers

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date.

Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

## Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

## Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
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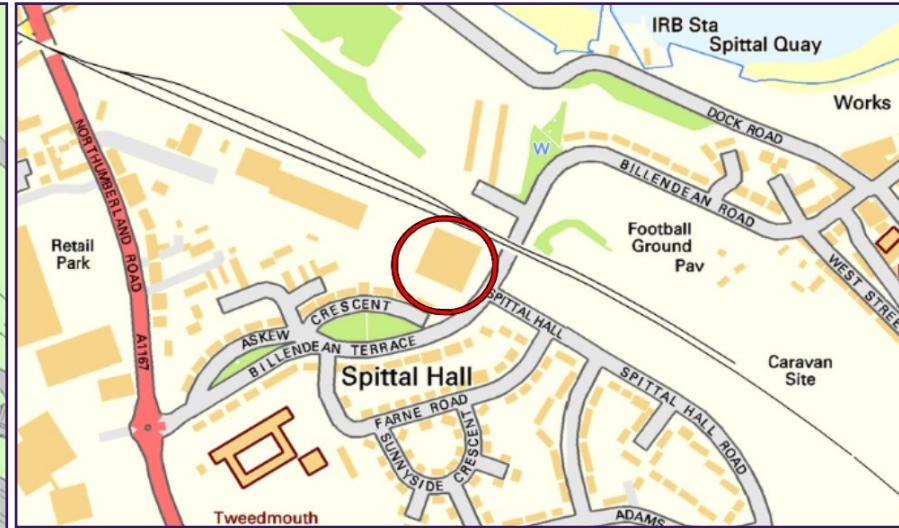
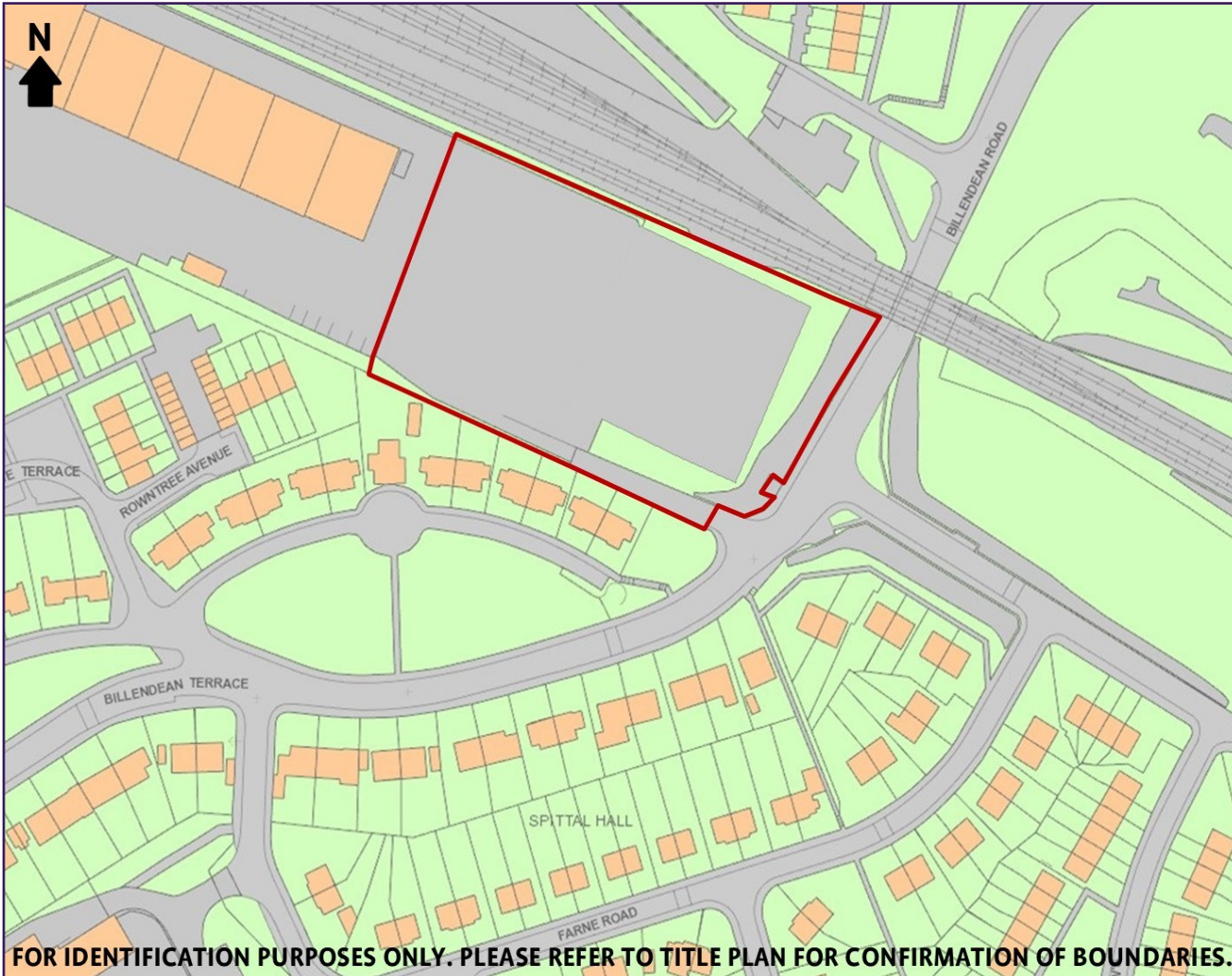
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**FOR IDENTIFICATION PURPOSES ONLY. PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**

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