

EXCELLENT DEVELOPMENT OPPORTUNITY FOR SALE

FORMER ALNWICK FIRE STATION

South Road, Alnwick, Northumberland, NE66 2PA



Key Highlights

Site boundary for indicative purposes only

- Excellent development opportunity with roadside frontage
- Desirable sought after Northumberland location
- 1.61 acres (0.65 hectares)
- Close proximity to town centre and A1
- Informal sealed tenders sought by noon Friday 11th July 2025

SAVILLS NEWCASTLE
The Lumen, St James' Boulevard
Newcastle upon Tyne NE4 5BZ

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LOCATION

The subject site is situated to the west of South Road in Alnwick, Northumberland. Alnwick is located approximately 18 miles north of Morpeth, 30 miles south east of Berwick and 33 miles north of Newcastle. Road access is principally provided from the A1 from the north and south which serves as the main arterial route between Northumberland and the Borders to the north and Tyneside and Newcastle to the south.

Alnmouth Station sits on the East Coast Mainline is located 3.5 miles to the east which provides regular direct connections to various regional and national destinations including Newcastle, Berwick, Edinburgh and London.

Offering easy access to both the coast and countryside, Alnwick offers residents the opportunity to enjoy semi-rural living in a highly desirable part of Northumberland whilst being well served by local amenities, leisure destinations and transport links.

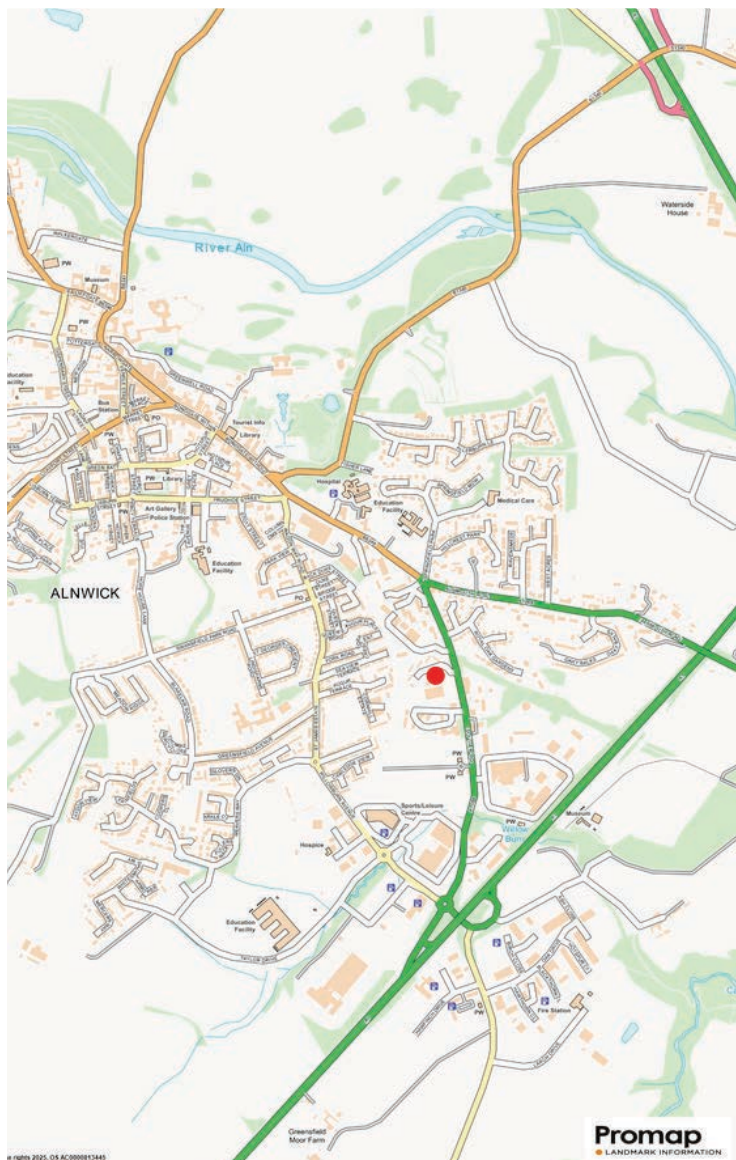
DESCRIPTION

The site is irregular in shape, extends to approximately 1.61 acres (0.65 hectares) and accommodates the former Alnwick Fire Station. The building comprises a single storey depot with three access bays, adjoined by a two storey, brick-built building and hose tower. The fire station has an approximate building footprint of 4,606 sq. ft. (428 sq. m.) and is located to the centre of the site.

Externally to the south there are 18 car parking spaces and 10 bus parking spaces. Access to the site is provided from an internal access road taken from South Road from the east. Soft landscaped areas are located to the east on either side of the site entrance.

The site is bound to the north by housing, to the south by an adjacent Aldi building, commercial uses and housing to the east and housing to the west. The general location is characterised by housing to the north and east and commercial uses to the south and west.

The site is within very close proximity to the town centre which accommodates a diverse range of retail and leisure venues along with the world famous Alnwick Castle and popular Alnwick Garden.



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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.

Under the Northumberland Development Plan Policies Map the site is shown as being within the settlement boundary and allocated for Mix Use. It is also located outside of the Alnwick Conservation boundary.

It is our view that the site is suitable for a range of commercial and residential uses, subject to statutory planning permission.

TENURE

The site is to be sold freehold, subject to a leasehold agreement documented under title number ND110153, comprising the area outlined blue on the supporting plan.

Further information on this leasehold interest is available upon request.

METHOD OF SALE

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender process. Tenders are requested by noon Friday 11th July 2025 and are to be submitted directly to both Mike.Robbins@northumberland.gov.uk and julie.parkinson01@northumberland.gov.uk. Bidders are asked to provide the following information:

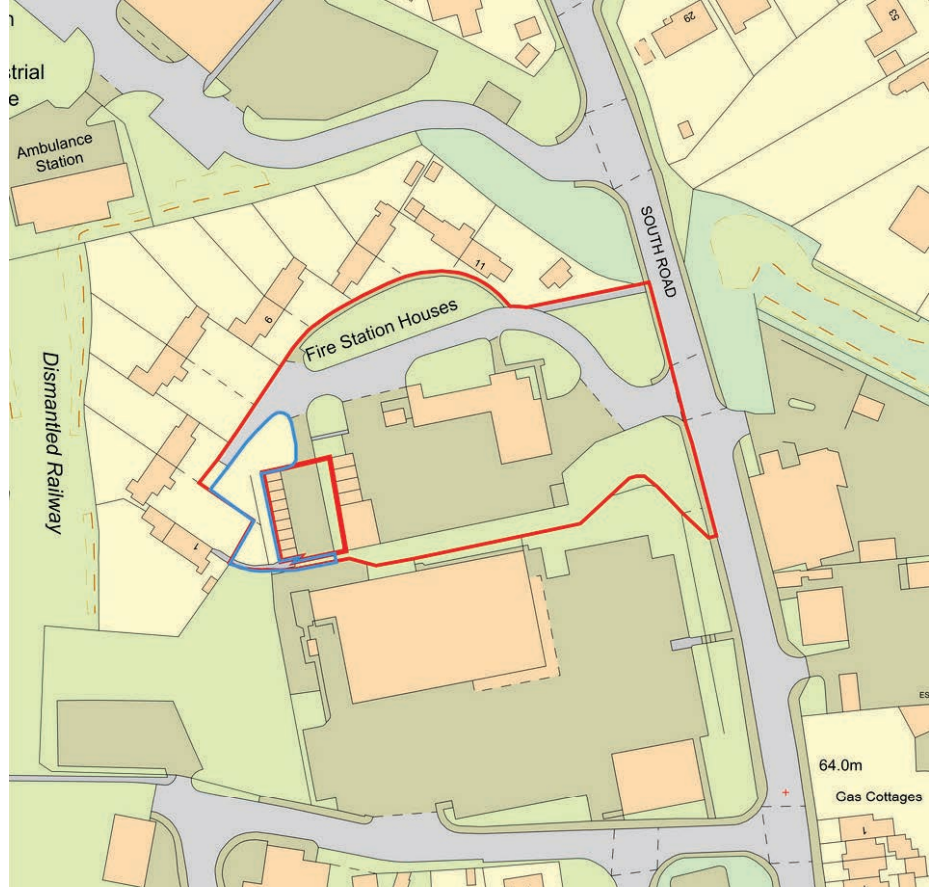
- Conditions attached to the offer;
- Details and scale drawings of the proposed scheme;
- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Full solicitor details;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

INFORMATION PACK

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

- Title Information;
- Site plans and aerial photographs;
- Planning Policy Note; and
- Tender Form.



Boundaries are strictly for indicative purposes only



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LEGAL AND SURVEYING FEES

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

HIGHWAYS

An adopted highway runs through the centre of the site, facilitating access to residential houses and garages which fall outside of the vendor's freehold ownership. The buyer will be responsible for maintaining vehicular and pedestrian access to these neighbouring land uses post completion.

VIEWING

The site can be clearly viewed from South Road, however, parties are forbidden from entering the site without prior permission from Sole Selling agents Savills.

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.

VAT

All offers received will be deemed to be exclusive of VAT, which shall be charged in addition to the purchase price. Please note that there is an Option to Tax in place on this site.



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CONTACTS

For further information please contact:

David Craig

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07970 680 670

Glenn Laws

glenn.laws@savills.com
0797 159 3026

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