

Former Fairington Centre, Corbridge Road, **Hexham, Northumberland, NE46 1QJ**

**FOR SALE** Upon instructions of the Joint Administrators

**DEVELOPMENT OPPORTUNITY APPROXIMATELY 0.68 HECTARES (1.68 ACRES) WITH EXTANT PLANNING FOR 32 APARTMENTS AND 2 TOWNHOUSES**

## CONTACTS

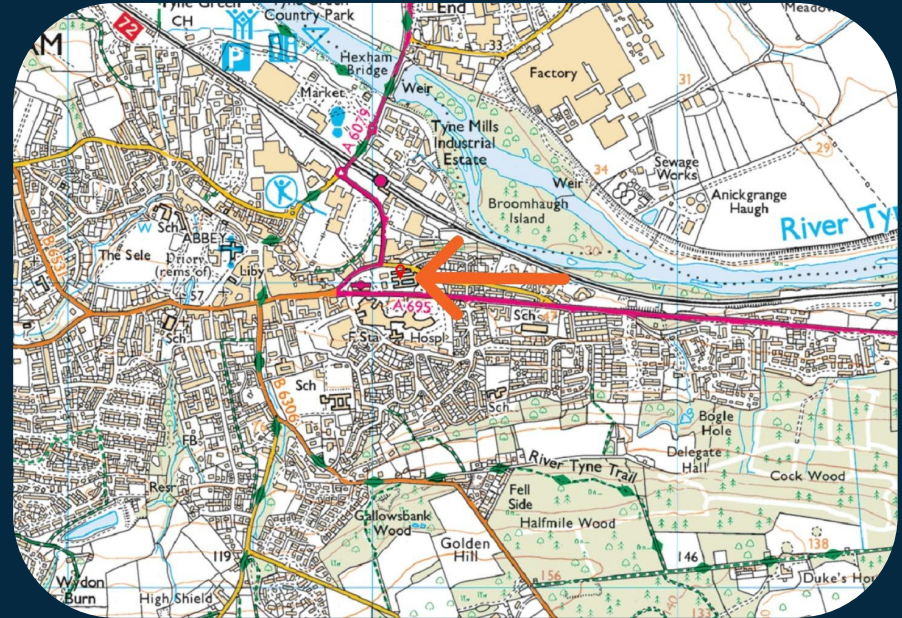
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## KEY CONSIDERATIONS

- Development Opportunity
- Approximately 0.68 Hectares (1.68 Acres)
- Existing Buildings approximately 1,079 Sq M (11,614 Sq Ft)
- Planning consent for 34 dwellings, including 32 apartments (25no. two bedroom and 7no three bedroom apartments) and 2no two bedroom townhouses
- Potential for alternative schemes STPP
- Located in Hexham - one of Northumberland's most desirable and historic market towns
- Walking Distance to Hexham town centre
- Offers invited in excess of £800,000



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### **TENURE**

The property is held freehold on Title ND215643.

## LOCATION

Situated in the heart of Hexham, one of Northumberland's most desirable and historic market towns. This location will offers residents of any completed scheme immediate access to a wealth of local amenities, including independent shops, cafes, restaurants, and Hexham Abbey and parks, all within walking distance. Excellent transport links further enhance the appeal, with Hexham railway station nearby providing direct routes to Newcastle and Carlisle, making it ideal for both commuters and downsizers seeking a blend of town convenience and countryside charm. The site's central position will ensures strong appeal to a wide range of potential buyers of any units that ultimately developed.

Located next to the site is an NHS building alongside a community centre and to the other side of the property is a block of retirement flats. The property is also opposite Hexham General Hospital.

## DESCRIPTION

The property provides a former workhouse, constructed in around 1839. After closure, the property was used as the administration block for Hexham General Hospital however the buildings have been vacant for a number of years and are now in a dilapidated condition and require full renovation. The buildings are largely two storey, with some three storey elements and are constructed with stone elevations, set beneath pitched slate covered roof sections. They are laid out in blocks, known as the North, South, East and West Block surrounding two main courtyard areas to the centre. There is a large grassed area to the southern part of the site and a further overgrown area to the north.

The site extends to a total of 0.68 Hectares (1.68 Acres), with planning consent previously being granted for conversion of the existing buildings to provide a scheme of thirty-four dwellings to include thirty-two apartments (25no. two bedroom and 7no three bedroom apartments) and 2no two bedroom townhouses. This scheme was approved in December 2019 under ref: 19/01380/FUL, and we understand a material start has been made by demolition of some elements.

## PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office.

Application: <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQQ9UTQSF800>

W: <https://beta.northumberland.gov.uk/planning-and-building>

E: [planning@northumberland.gov.uk](mailto:planning@northumberland.gov.uk).

T: 0345 600 6400

## BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers invited in excess of £800,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by Appointment.

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



### JAMES ASHWORTH

Partner

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