

Tweedmouth Community Middle School

BILLEDEAN TERRACE, TWEEDMOUTH, NORTHUMBERLAND, TD15 2DJ

For Sale by Informal Tender



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent development opportunity (STP) located in a popular coastal town
- Close proximity to the Northumberland Coast
- Prominent main road frontage
- 3.73 acres (1.51 hectares)
- Informal tenders sought by noon Tuesday 30th June 2026

LOCATION

The site is located to the south of Billendeane Terrace in Tweedmouth, Northumberland, forming part of the coastal Market Town of Berwick-upon-Tweed. Tweedmouth occupies an attractive position on the south side of the mouth of the River Tweed, a short distance from Spittal Beach. The village is located approximately 29 miles north of Alnwick, 57 miles south of Edinburgh and 62 miles north of Newcastle-upon-Tyne.

Tweedmouth is an attractive coastal village being located immediately to the west of Spittal Beach and the Northumberland coast which provides residents with the ability to enjoy sea views along with coastal walks and activities. The River Tweed runs along the northern boundary of the village which provides fishing and water based leisure activity opportunities. Local amenities and leisure destinations are located a short distance to the north at nearby Berwick-upon-Tweed.

Road access to Tweedmouth is provided mainly by Rotary Way, Etal Road and the A1167; all of which connect to the A1 to the west which offers direct access to Scotland to the north and Northumberland and Tyneside to the south. Rail transport is available via Berwick Train Station, around one mile to the north of the village which provides direct access to various regional and national destinations including Edinburgh, Newcastle and London Kings' Cross.

Surrounding uses comprise housing to the north and east, leisure and housing to the west and open space and educational establishments to the south. Established retail provision is provided a short distance to the north on Northumberland Road which accommodates occupiers including M&S Foodhall, Next, Argos and Lidl.



DESCRIPTION

The subject site is broadly flat and extends to approximately 3.73 acres (1.51 Ha). It accommodates various single-storey and two-storey school buildings which have a total footprint of 32,422 sq. ft. (3,014 sq. m.). The main school building, located to the centre of the site, is rectangular in shape and has a central courtyard area. To the east and west of this building there are hardstanding playground areas.

Primary access to the site is currently taken from Farne Road to the north east, with a second access also available from Billendeane Terrace to the north west.

The site is bounded by Billendeane Terrace to the north, housing to the east, playing fields to the south and Northumberland Road to the west.

Spittal Beach is a short walk to the east of the site, with Berwick Sports and Leisure Centre situated immediately to the west.

PLANNING

The Northumberland Local Plan, adopted March 2022, sets out the policies and direction of development for the County until 2036. Under the Local Plan, the site is shown as having the potential to deliver housing development and is not located within the Tweedmouth Conservation area.

Our client has prepared a Development Brief which provides guidance on the acceptability of alternative land uses being delivered at the subject site. The Development Brief is available within the Information Pack.

Subject to planning permission and all other necessary consents, the Development Brief summarises that the redevelopment of the existing buildings and hardstanding for residential, sports/leisure or commercial would be supported. Supported living, including extra care, would also be supported.

It is our view that the site therefore provides developers with an excellent opportunity to deliver a highly attractive development within a sustainable location which benefits from its close proximity to the coast.



Tweedmouth Community Middle School

Billendeane Terrace, Tweedmouth, Northumberland, TD15 2DJ

SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The site is to be sold freehold with vacant possession, comprising part of Title ND110152.

A parcel of land located to the north west corner of the site accommodates a Gas Governor which is let to Northern Gas Networks under Title ND69476. Extending to approximately 80 sq. m., the lease is for a term of 60 years from 1990. Further information is available in the Information Pack.

VIEWINGS

Viewings during the marketing period are by strict appointment only, with Sole Selling Agent, Savills.

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.

VAT

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

INFORMATION PACK

An Information Pack is available upon request, which includes the following documents:

- Title Register & Plans;
- Search results;
- Planning brief;
- Asbestos management survey
- Display Energy Certificates;
- Air conditioning inspection certificates
- Aerial photography; and
- Pro Map plans.



Tweedmouth Community Middle School

Billendeane Terrace, Tweedmouth, Northumberland, TD15 2DJ



IMPORTANT NOTICE

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. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 07.05.2026

METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via an Informal Tender.

Tenders are requested by noon Tuesday 30th June 2026. Tenders are to be submitted directly to:

Glenn Laws (glenn.laws@savills.com) or David Craig (david.craig@savills.com / david.craig@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Supporting layout plan (if applicable);
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

Our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

The vendor will retain a right of access across the site, as shown green on the supporting plan.

The vendor will retain a further right of access across the site to the land hatched blue on the supporting plan, the exact location of which is to be agreed between the parties.

Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

CONTACT

For further information please contact:

Glenn Laws MRICS

Associate Director
glenn.laws@savills.com
07971 593 026

David Craig MRICS

Director
david.craig@savills.com
07970 680 670