



Land & Development in NE24

Wembley Gardens, Cambois, Blyth,
Northumberland, NE24 1RZ

£550,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Sale subject to title split
- ✓ Area benefiting from significant regeneration and infrastructure investment
- ✓ Prime coastal village location
- ✓ Generally level site – ideal for residential development
- ✓ Estimated end values in the region of £220,000 – £250,000 per unit

Arrange a viewing

Commercial North East

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE VIA AUCTION: Terms and conditions apply.

Residential development opportunity offered for sale by online auction. Level site extending to approximately 1.40 acres, benefitting from full planning permission for eight dwellings plus outline consent for a further four. Approved for a mix of three-bed townhouses and four-bed detached homes with estimated end values of £220,000–£250,000. Prime coastal location in Cambois, close to the beach and Wansbeck Estuary Nature Reserve, with ongoing regeneration and infrastructure investment nearby. Freehold with vacant possession.

Price: Starting Bid £550,000

Property Type: Land & Development

Internal Size: 60984 Square Feet

External Size: 60984 Square Feet

Parking: On Street, Gated

Location, Amenities & Investment Appeal

Cambois is a charming and increasingly popular seaside village within Northumberland, well known for its coastal setting, natural beauty, and growing investment profile. Local amenities include cafés, public houses, holiday accommodation, and healthcare facilities. The site is located within very close proximity to the beach, offering attractive coastal views and access to the North Sea, while the Wansbeck Estuary Nature Reserve is just a short walk away.

The area is currently benefiting from significant regeneration and infrastructure investment, including a £10m data centre development, the Northumberland Line rail project, and ongoing new-build residential schemes such as those delivered by Amethyst Homes, further enhancing the long-term appeal of the location.



Site Details

An excellent opportunity to acquire a prime residential development site in the coastal village of Cambois, Northumberland. The site extends to approximately 1.40 acres (0.57 hectares) and benefits from a generally level topography, making it well suited to residential construction.



Planning Permissions & Consents

The site currently benefits from full planning permission for eight dwellings, in addition to existing outline planning consent for a further four dwellings, offering clear potential for a multi-unit residential scheme. Full details can be found via Northumberland County Council's planning portal under references 23/04600/FUL and 23/00705/OUT.



Approved Housing Mix & Value Potential

The approved scheme comprises a mix of three-bedroom townhouses and four-bedroom detached homes, designed to meet strong local demand for modern family housing. Based on current market conditions, we estimate end values in the region of £220,000 to £250,000 per dwelling, depending on specification and house type.



Disclaimer

Any reference to planning permissions, development potential, proposed schemes, or estimated values is based on information available at the time of preparation and is provided without guarantee. Interested parties must satisfy themselves as to the accuracy of all information, including (but not limited to) planning status, permitted uses, site conditions, services, boundaries, and all legal, technical, and financial matters.

No responsibility is accepted for any loss or expense incurred as a result of reliance upon the information contained herein. Prospective purchasers are strongly advised to undertake their own independent investigations, surveys, legal enquiries, and professional advice prior to any commitment to purchase.



Additional Information

For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on ashington@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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Contact your local branch today for more information on this property:

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