

Berwick Middle School

LOVAINE TERRACE, BERWICK-UPON-TWEED, NORTHUMBELAND, TD15 1LA

For Sale by Informal Tender



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent development opportunity (STP) located in a popular coastal Market Town
- Close proximity to the Northumberland Coast
- Secluded position
- 2.3 acres (0.93 hectares)
- Informal tenders sought by noon Tuesday 30th June 2026

LOCATION

The site is located to the east of Lovaine Terrace in the sought after coastal Market Town of Berwick-upon-Tweed in Northumberland. Berwick occupies an idyllic position on the mouth of the River Tweed and is located approximately 30 miles north of Alnwick, 56 miles south of Edinburgh and 64 miles north of Newcastle-upon-Tyne.

Berwick is an increasingly popular location benefitting from a diverse retail and leisure offer. The Northumberland coastline is located immediately to the east and provides residents with ability to enjoy sea views and enjoy coastal activities. Lindisfarne National Nature Reserve and Holy Island are located a short drive to the south, with Seahouses located around 25 miles to the south which offers a range of seasonal activities including diving, fishing and boat trips to the Farne Islands.

Road access to Berwick-upon-Tweed is provided from North Road and Castle Terrace to the north which connect directly onto the A1, facilitating access to Scotland to the north and Northumberland and Tyneside to the south.

Berwick benefits from having its own rail station which forms part of the East Coast Mainline, providing access to which provides direct access to various regional and national destinations including Edinburgh, Newcastle upon Tyne, York and London Kings' Cross.

Surrounding uses comprise a range of residential, commercial and community uses. Established retail provision in Berwick includes various national brands such as New Look, Caffè Nero, Clarks and Boots, amongst others, as well as various independent retailers, restaurants and pubs. It is therefore our view that the site presents an excellent opportunity to develop an attractive and sustainable scheme within a popular sought after coastal location.



DESCRIPTION

The subject site is broadly rectangular in shape and extends to approximately 2.3 acres (0.93 Ha).

It accommodates various single-storey and two-storey school buildings which are primarily located around the perimeter of the site, having a central hardstanding playground. Access to the site is currently taken from Lovaine Terrace to the north west of the site.

The site is bounded by Lovaine Terrace to the west and Northumberland Avenue to the south, both of which are primarily residential streets. To the east of the site is Haven Berwick Holiday Centre, whilst the existing school playing fields are located to the north. The site is overlooked by Grade I Listed Berwick Bell Tower to the south.

PLANNING

The Northumberland Local Plan, adopted March 2022, sets out the policies and direction of development for the County until 2036.

The site lies within the lower quartile area for Affordable Housing under Policy HOU6, meaning that at least 10% affordable housing would need to be delivered on site in the event of residential development proposals. The site falls within a Conservation Area (Policy ENV 9) which requires any application to contain detailed plans that contain sufficient information by which the impact of the proposed development on the Conservation Area can be judged.

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. To this regard, our client also has prepared an indicative extra care scheme for the delivery of up to 65 units, which they have interest in seeing delivered as part of development proposals, although they remain open to all offers and future end uses, subject to planning permission.

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.



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 held freehold by Northumberland County Council under title number ND110152. Vacant possession is anticipated to be delivered by August 2026 following closure of the school.

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.

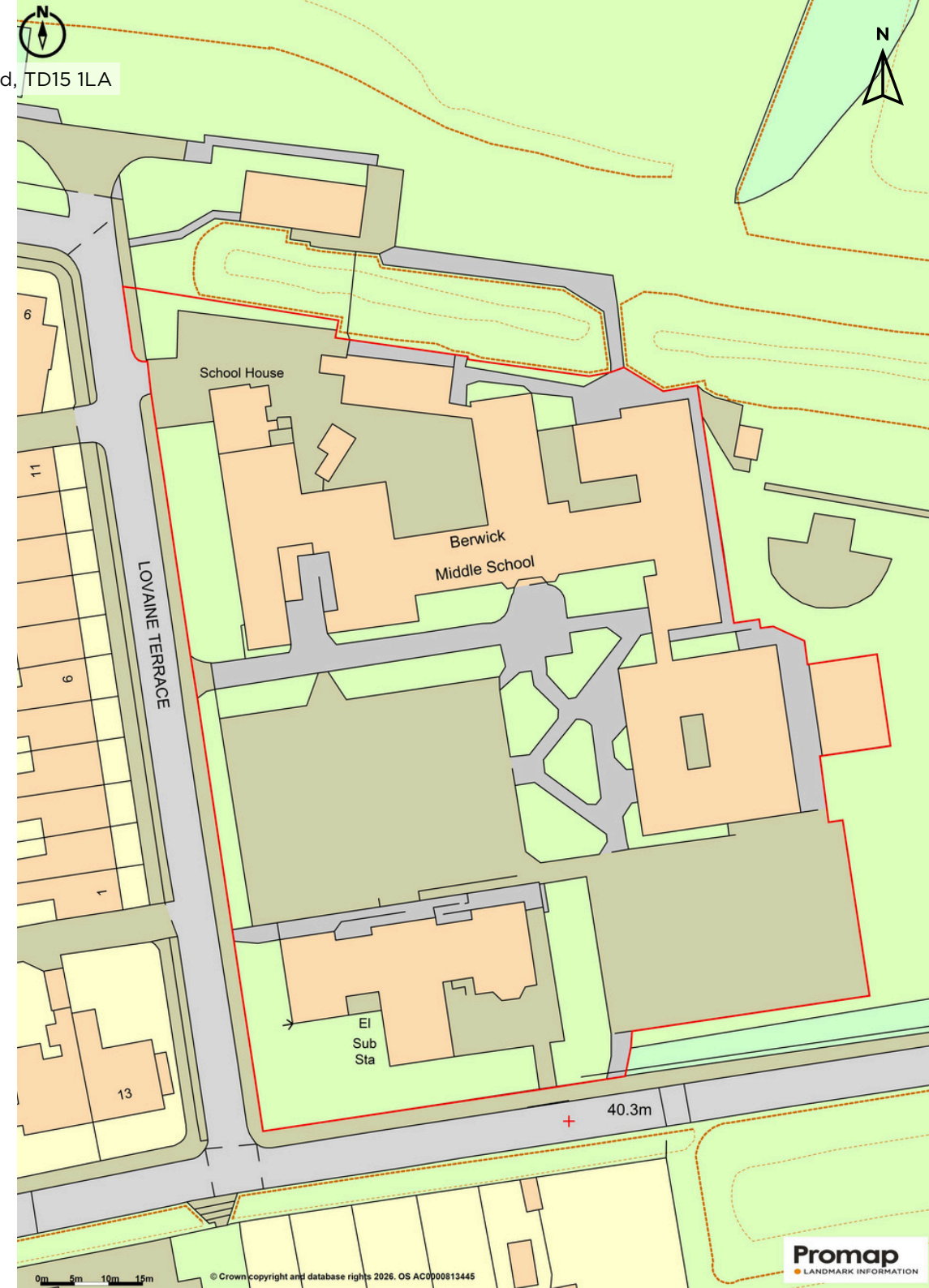
VAT

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;
- Extra Care - Detailed Design Guides & Specification;
- Extra Care - Indicative Scheme Plan;
- Conservation Area Plan;
- Demolition estimate;
- Asbestos management survey;
- Display Energy Certificates;
- Air conditioning inspection certificates;
- Aerial photography; and
- Pro Map plans.



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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).

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.

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