

# FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



## OLD COAL YARD, TWEEDMOUTH, TD15 2AS

### OFFERS INVITED

- \ Significant residential development opportunity.
- \ Outline planning permission for 69 units.
- \ Section 106 agreed.

### AVAILABLE SPACE

2.67 Hectares (6.60 Acres)



## LOCATION

Berwick-upon-Tweed is a town in the county of Northumberland. It is the northernmost town in England, located 2½ miles south of the Scottish border, at the mouth of the River Tweed on the east coast.

The land is situated off Northumberland Road immediately adjacent to the East Coast Main Line on the south bank of the River Tweed. Berwick-upon-Tweed is approximately ½ mile to the north of the site.

## DESCRIPTION

Triangular shaped parcel of land. It is considered the site has significant residential development potential. A total of 69 units including 7 affordable, ranging from 2 bed terraced houses to 4 bed semi-detached units has been proposed.

The site has an area of 2.67 hectares (6.60 acres).

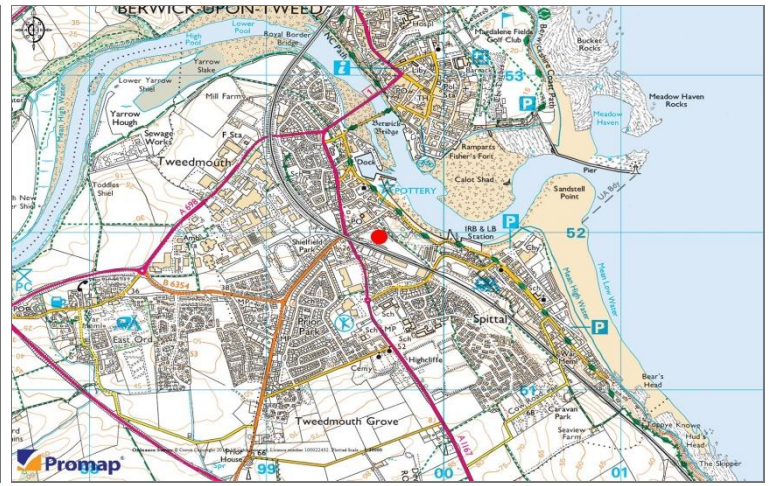
## PLANNING

Outline planning for 69 residential units and a new access road.

Section 106 agreed.

Application for release of reserved matters within the legal period of three years has been confirmed and new Section 106 stating that condition 13 of the decision notice has been deleted against a payment of £20,000 to the council.

Application No: 11/02030/OUT.



## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers are invited for our client's freehold interest in the site.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 0113 241 0940

Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)

Email / [jonny.cooper@eddisons.com](mailto:jonny.cooper@eddisons.com)

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SUBJECT TO CONTRACT  
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For more information, visit [eddisons.com/property](http://eddisons.com/property)  
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