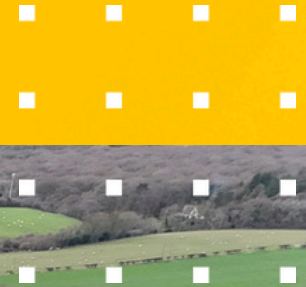


Land North of Lancaster Park

Morpeth, NE61 3JQ

Subject to Planning Development Opportunity



savills



KEY HIGHLIGHTS

- Development Opportunity (subject to planning permission);
- Located in a well-established residential location, with frontage onto the Morpeth Northern Bypass;
- Site area extending to approximately 8.09 hectares (19.98 acres);
- Site is allocated for employment development in the Northumberland Local Plan (March 2022);
- Offers considered for whole or part of the site, for a variety of uses; and
- Greenfield offers for a subject to planning disposal sought by Friday 6th March 2026.

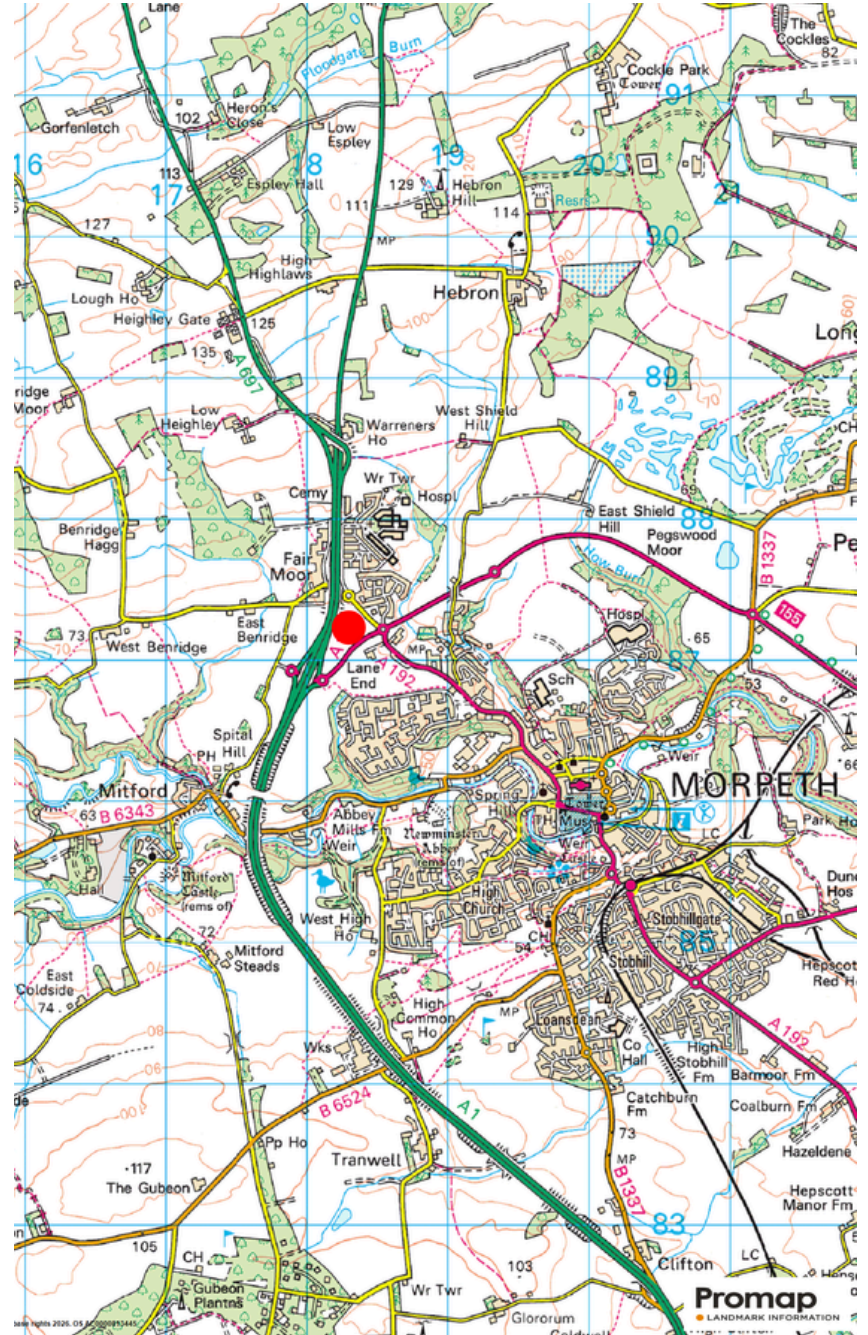
LOCATION

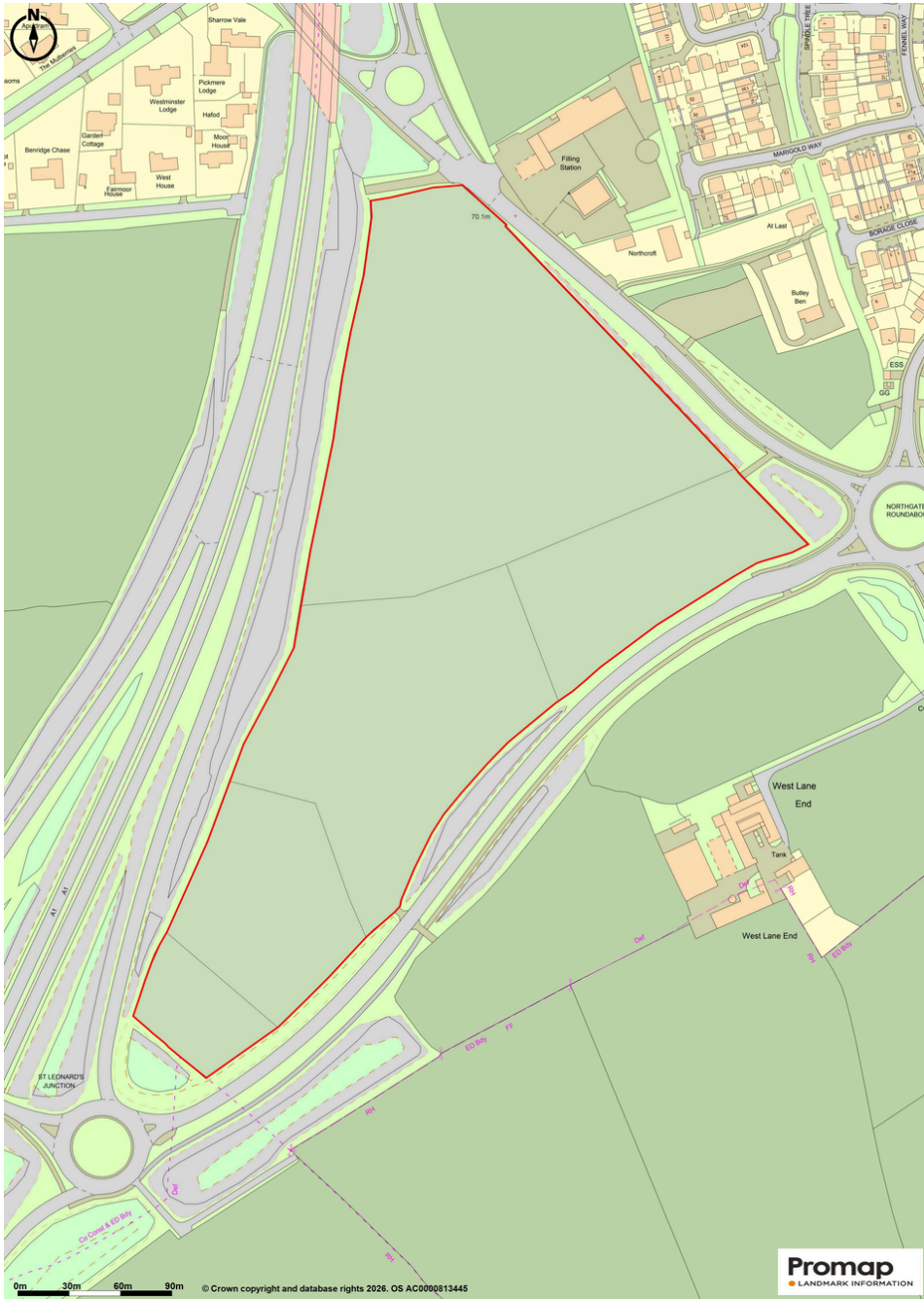
The site is situated to the north of the Morpeth Northern Bypass within close proximity to Northgate Hospital and the A1, approximately 1.25 miles north of Morpeth town centre. Morpeth is located approximately 16 miles north of Newcastle city centre and 19 miles south of Alnwick town centre.

Morpeth is well connected by road, with the A1 being easily accessible providing a direct route to Northumberland and Edinburgh to the north and to the south the Tyneside conurbation, Durham/Teesside and Yorkshire beyond. The site also has access to the Morpeth Northern Bypass which in turn connects to Ashington and south east Northumberland. The town is also served by a station on the East Coast Mainline, with regular services running to Edinburgh, London Kings Cross and Newcastle city centre.

Morpeth benefits from excellent access to local amenities and key employment centres in south east Northumberland and Tyneside, whilst the town has easy access to numerous leisure opportunities including the Northumberland Coast and National Park.

The surrounding area comprises a mixture of new build residential development / established housing and agricultural farms, supporting the site's future development potential.





DESCRIPTION

The land extends to approximately 8.09 hectares (19.98 acres) and is currently in agricultural use. The site is generally level and of a triangular configuration, which is considered suitable for development.

The site has woodland planting at its western boundary which is c.25 metres deep. There is also an existing buffer along the north-eastern boundary in the form of trees and a significant grassed verge to the A192. Within the site there are existing hedgerows.

PLANNING AND DEVELOPMENT POTENTIAL

The land is considered to offer development potential, subject to the grant of appropriate planning permission.

The site was allocated for employment development by the adopted Castle Morpeth Local Plan (February 2003) (CMLP). The employment allocation was retained by the adopted Northumberland Local Plan (March 2022) (NLP).

The site is highly suitable for development in principle, occupying a logical location adjacent to the junction of the A1 and the Morpeth Northern Bypass/A192. The site is also located outside of the Green Belt and is surrounded and contained by the main road network and physical development on all sides.

As the site has remained undeveloped for employment in the 22 years since the CMLP was adopted, there may be potential for alternative uses.

The site is located in close proximity to a larger-scale housing development at the former Northgate Hospital as well as an existing housing development located west of the A1. The general location has therefore been accepted as a suitable and sustainable residential location by the Council. The site may therefore be considered a suitable location for housing development and we have requested this use is assessed in the Council's Call for Sites process.

As well as housing development, the site may be suitable for a mixed-use development to include a food store (Use Class E a/b) and other roadside uses (e.g. drive-thru restaurants (sui generis), which could be delivered alongside housing development. We therefore requested that the Council assess the site in the Call for Sites for both housing development only and mixed-use food store, roadside uses alongside smaller-scale housing development.

Interested parties are advised to rely on their own planning enquiries and professional advice in respect of permitted uses, density, and site capacity.

SERVICES

We are advised that services are available; however interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

Freehold with vacant possession on completion, forming part of the title ND151248.



METHOD OF DISPOSAL

The land is offered for sale by Informal Tender via either an Unconditional Purchase or Subject to Planning.

Bidders are required to submit the following information directly to ray.minto@savills.com nick.bramwell@savills.com or emma.young@savills.com by noon Friday 6th March 2026.

- Proposed development use and extent of land to be acquired;
- Greenfield land offer including revenue assumptions;
- Timescales for exchange and competition;
- Any conditions associated with the offer;
- Two forms of identification of the purchasing entity;
- Proof of funds; and
- Full solicitor details.

Conditional and unconditional bids will be considered. Please note that 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.

INFORMATION PACK

Available on request.

CONTACT

For further information please contact:

Ray Minto

ray.minto@savills.com
0797 369 6518

Nick Bramwell

nick.bramwell@savills.com
0781 620 7652

Emma Young

emma.young@savills.com
0797 709 7760

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