



## Land & Development in TD15

Haggerston, Berwick-upon-Tweed,  
Northumberland, TD15 2TL

**£109,000** Starting Bid

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Development for a Spectacular Residence
- ✓ Proximity to Coastline & Haggerston Castle
- ✓ 6.5 Acre Plot
- ✓ Former Windmill

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

An exceptional and rare opportunity to acquire a 6.5 acre self-build plot with full planning permission to create a striking contemporary eco-home, seamlessly incorporating a 17th Century former windmill, later dovecote—a Scheduled Ancient Monument and Grade II listed heritage asset. Known as The Dovecote, this unique scheme is located in the highly sought-after rural setting of Haggerston, close to the Northumberland coastline and within easy reach of Berwick-upon-Tweed.

The core architectural concept centres on the sensitive integration of the historic cylindrical stone dovecote with a bold, modern extension, creating a dramatic contrast between heritage and contemporary design. The entrance to the property is through the characterful circular tower, offering a distinctive arrival experience before leading into the main ground floor reception space, where the architectural vision fully unfolds. A key feature of the design is its strong emphasis on natural light and connection to the surrounding landscape. Clerestory windows, full-height glazing, and carefully positioned openings ensure that the interior is flooded with daylight, while framing uninterrupted views across the rural setting toward the Cheviot Hills.

The proposed accommodation includes: -Large cylindrical of the Dovecote with glass walkway to central double height open-plan kitchen/dining/lounge reception space. The ground floor also benefits from a utility room; greenhouse; internal bin storage area; 2 ground floor bedrooms with ensembles, WC, plant room; large garden room and integral garage. To the first floor there are 2 more double bedrooms with ensuite facilities and an additional plant room.

The property enjoys a superb location with Haggerston Castle adjacent on the other side of the A. Berwick-upon-Tweed, lies approximately 6.5 miles to the north, providing a comprehensive range of amenities, including shops, restaurants, and schooling. Berwick railway station on the East Coast Main Line provides direct services to Newcastle, Edinburgh, and London King's Cross, making the location highly convenient for commuting and travel.

The site is being offered for sale via Pattinsons Commercial Auction with a starting bid of £109,000.

This is a truly unique opportunity to create a landmark home of architectural significance, combining historic character with cutting-edge design in a spectacular Northumberland setting. The site is identified by what3words ///silly.exploring.stumpy

Price: Starting Bid £109,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

Construction materials: Stone built

Roofing type: Concrete roof tiles

## Architect Visualisations

A key feature of the design is its strong emphasis on natural light and connection to the surrounding landscape. Clerestory windows, full-height glazing, and carefully positioned openings ensure that the interior is flooded with daylight, while framing uninterrupted views across the rural setting toward the Cheviot Hills. The mono-pitch roof design further enhances this effect, enabling optimal solar gain and contributing to the overall eco-home principles that underpin the scheme. The inclusion of the greenhouse space supports passive environmental control, while the overall orientation and layout are designed to maximise energy efficiency, natural ventilation, and thermal performance.



## Planning Permission

The property is offered freehold with full planning permission granted under reference 21/00759/FUL.



## Tenure

The land and property is Freehold and the title number is ND164329



## Location

Situated in the peaceful rural setting of Haggerston close to Haggerston Castle. The Northumberland coastline is within close proximity, with the nearest beaches at Cheswick Sands and Goswick lying approximately 2 to 3 miles away, making them easily reachable within a 5-10 minute drive. These unspoilt stretches of coastline are renowned for their natural beauty and open views.

Berwick-upon-Tweed town centre is located approximately 6.5 miles to the north, typically around a 10-15 minute drive, and provides a comprehensive range of amenities including supermarkets, independent shops, restaurants, cafes, schooling, and leisure facilities.

Overall, the location offers an ideal balance of rural living with strong transport links and access to both coastal and town amenities, making it well suited for permanent residence or as a second home.



## Accommodation

The proposed accommodation extends to a thoughtfully designed four-bedroom home, with all rooms being well proportioned and carefully arranged to maximise both functionality and visual impact. The ground floor provides an impressive open-plan double height sitting and dining and kitchen space forming the heart of the home. The kitchen is complemented by a contemporary island. With clerestory windows and double height spaces light flows seamlessly throughout the property. Two generously sized double bedrooms are located on the ground floor, both with en-suite facilities, alongside a range of practical spaces including a utility room, boiler room, WC, storage areas, and an integrated garage.



To the first floor are two further bedrooms also both with ensuites. The upper level overlooks the principal living spaces below, enhancing the sense of space and architectural drama created by the internal voids.

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## Transport

The property benefits from excellent connectivity via the nearby A1, offering convenient road access both north and south. Berwick railway station, situated within the town, lies on the East Coast Main Line and provides direct services to Newcastle and Edinburgh in approximately 45 minutes, and London King's Cross in around 3.5 hours.





Haggerston, Berwick-upon-Tweed, Northumberland, TD15 2TL

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

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