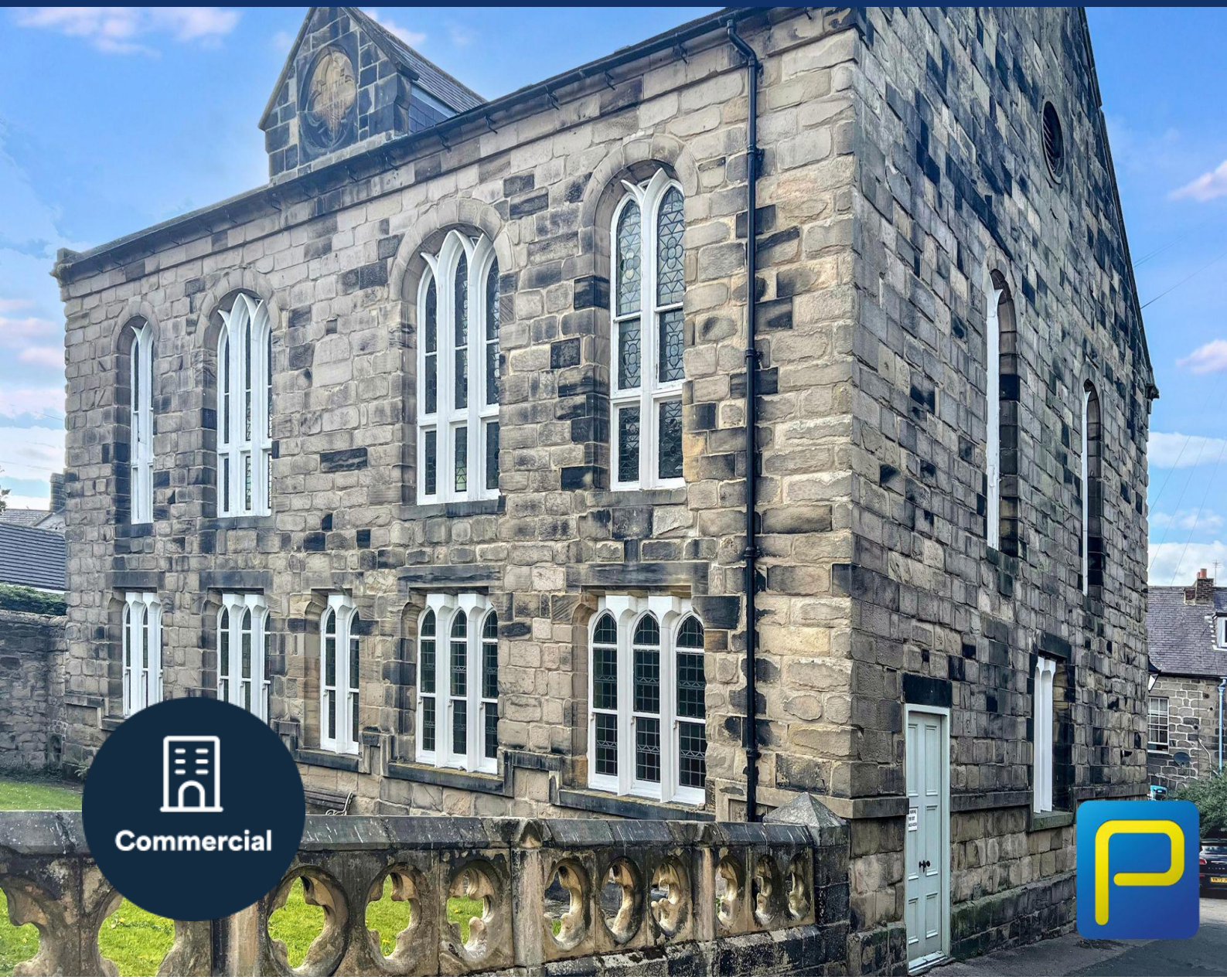


Residential Development in NE66

Chapel Lane, Alnwick, Northumberland, NE66 1XT

£265,000

Tenure

Freehold

Allocated parking

Property features

- Magnificent Development
- Full Planning Approval For 4 Bed Dwelling
- Over 4300 sq ft Internal Space
- Central Alnwick Town Location
- EPC Rating D

Key Information

EPC Rating: D

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

A rare opportunity to acquire the former Alnwick Methodist Church, a substantial and characterful property with 4347 square feet of internal floor space located on Chapel Lane in the heart of Alnwick town centre. Benefitting from planning permission for conversion into an impressive four-bedroom home, the approved design features a spectacular 205m2 open-plan living, dining and kitchen area, enhanced by beautiful stained-glass windows that provide exceptional natural light. The building has been well maintained and offers a unique opportunity to create a distinctive principal residence, second home or holiday property.

Arranged over two floors, the property offers flexible accommodation and retains many attractive original features. In addition to its approved residential use, the building may also suit a variety of community, wellness or leisure-related purposes, subject to the necessary consents. Vendor-commissioned CGI images are available to illustrate the property's potential following conversion. total square footage is circa 4347 (205m2).

Ideally positioned within walking distance of Alnwick's shops, cafés and restaurants, the property is also close to the town's famous attractions, including Alnwick Castle and The Alnwick Garden. Excellent transport links are available via regular bus services to nearby towns and villages, while Alnmouth Railway Station, approximately three miles away, provides direct services to London King's Cross, Edinburgh Waverley and Newcastle.

Price: £265,000

Property Type: Residential Development

Business Type: Residential Investments

Parking: Allocated

Accommodation



Current accommodation is kitchen refectory, meeting room, entrance hallway with 2 staircases, side chapel with accessible WC and small utility type space with separate entrance and WC. To the first floor is the main congregational space. Total gross internal floor area approximately 4347 sq ft or 405m2

Location



The property occupies an enviable position on Chapel Lane, just moments from Alnwick town centre and its extensive range of amenities. Alnwick has consistently been recognised as one of the best places to live in England, offering an outstanding quality of life with a unique blend of historic charm, excellent services and easy access to the Northumberland coastline and countryside.

The town provides a comprehensive range of facilities including:

Independent shops and boutiques
National retailers
Cafés, restaurants and public houses
Supermarkets and convenience stores
Healthcare facilities
Primary and secondary schools
Leisure and sporting amenities

Development Opportunity



The Opportunity

The approved residential scheme provides for the creation of a spacious four-bedroom home centred around a spectacular open-plan living, dining and kitchen area. The property's magnificent stained-glass windows and generous ceiling heights would create a remarkable living space flooded with natural light whilst maintaining an excellent degree of privacy.

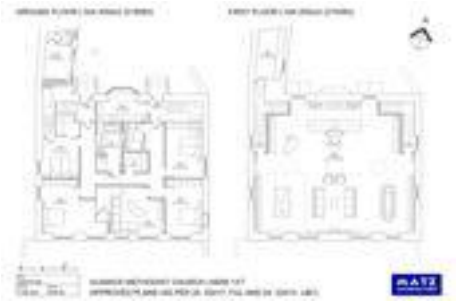
The approved design demonstrates the potential for:

Four well-proportioned bedrooms
Stunning open-plan lounge, dining and kitchen space
Retention of original architectural features
Feature stained-glass windows providing exceptional light
Flexible family living accommodation
A unique and characterful residence unlike anything else currently available within the local market

The general fabric of the building has been carefully maintained over many years and presents an excellent opportunity for purchasers seeking either a principal residence, second home or holiday retreat in one of Northumberland's most sought-afte

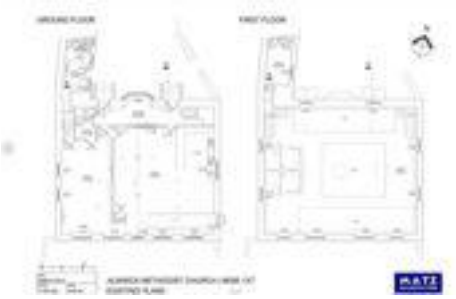
Planning Approval

Planning permission has been obtained for conversion into a residential property with 4 double bedrooms, snug, utlity room and study together with a large 205m2 open plan lounge, kitchen , games room space on the first floor level reference 24/03412 FUL and 24/03413 LBC.



Title reference

Freehold Title ND146886



Local Attractions & Tourism



Alnwick is internationally renowned for its historic attractions and tourism appeal.

The iconic Alnwick Castle, one of the largest inhabited castles in England, is famous worldwide for its appearances as Hogwarts School in the Harry Potter films and remains one of the North East's most visited attractions.

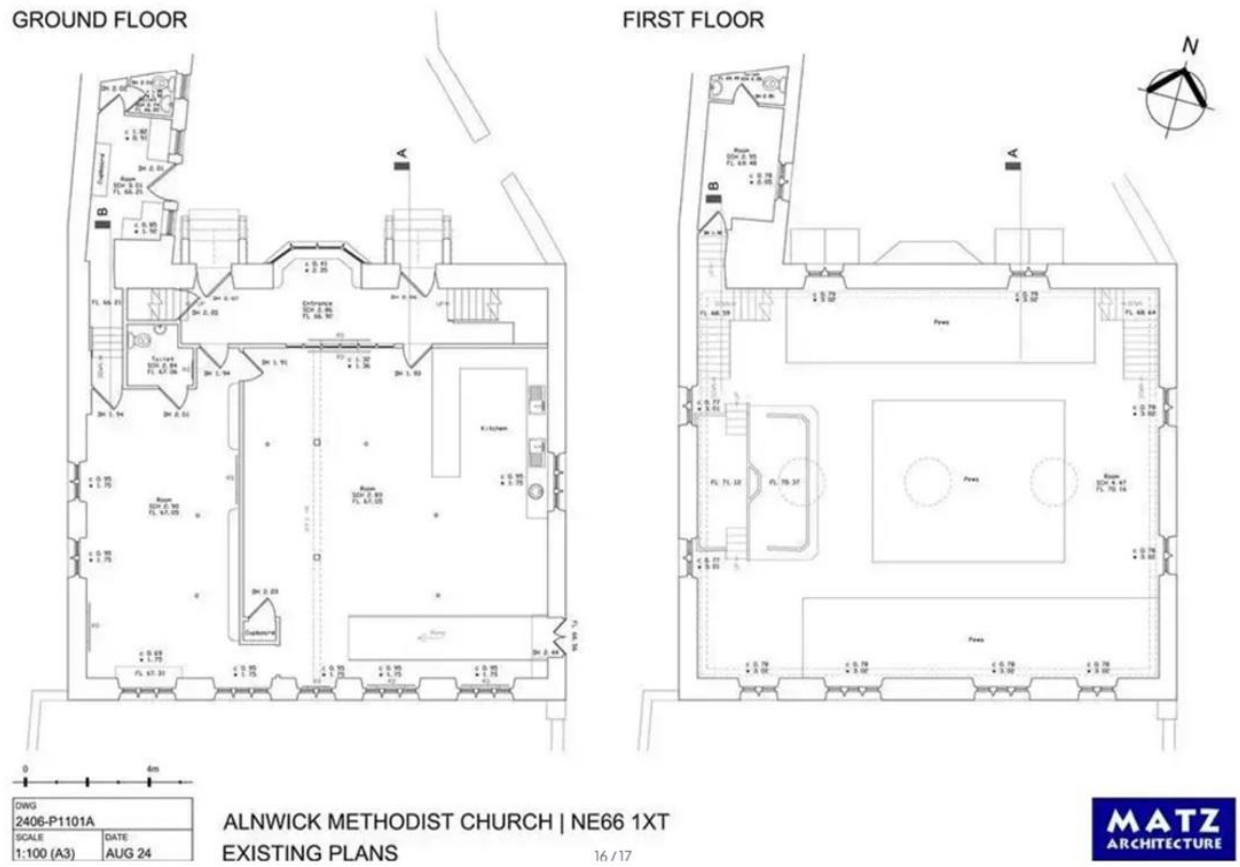
The magnificent Alnwick Garden offers stunning landscaped gardens, water features and visitor experiences, while the spectacular Treehouse Restaurant—widely regarded as one of the largest treehouses in the world—provides a unique dining destination attracting visitors from across the UK and beyond.

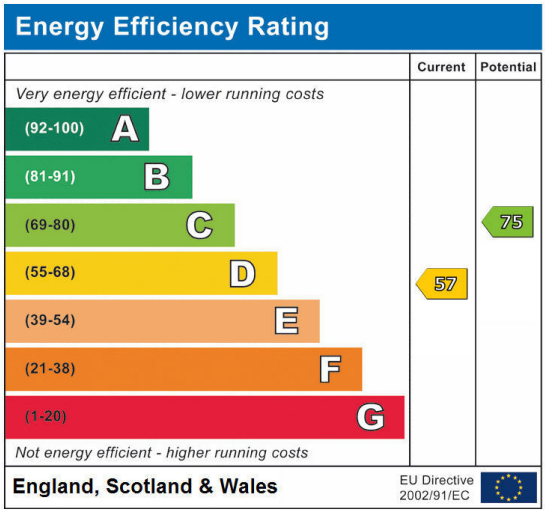
The beautiful Northumberland coastline, designated as an Area of Outstanding Natural Beauty, lies only a short drive away, with the sandy beaches of Alnmouth, Warkworth, Bamburgh and Seahouses all within easy reach.

Transport Connections

Alnwick enjoys excellent transport links throughout Northumberland and beyond ideal if you want to take a trip out to one of the nearby fishing villages or beach.
Regular bus services connect the town with nearby coastal villages and communities including Warkworth, Alnmouth, Amble, Morpeth, Berwick-upon-Tweed and Newcastle upon Tyne.

Alnmouth Railway Station is approximately 3 miles away and provides direct services on the East Coast Main Line to London King's Cross, Edinburgh Waverley, Newcastle, York and other major destinations, making the area highly accessible for commuters, second-home owners and visitors alike.
Newcastle airport is under 45 minutes drive Alnwick is located just off the A1 Dual Carriageway.





Chapel Lane, Alnwick, Northumberland, NE66 1XT

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

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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