



Land & Development in NE24

Wembley Gardens, Cambois, Blyth,
Northumberland, NE24 1RZ

£550,000 Starting Bid

Property features

- ✓ Prime Coastal Village Location
Close to Beach, Primary School
and Local Amenities
- ✓ Sale Subject to Transfer of Part
- ✓ Area benefiting from significant
regeneration and infrastructure
investment
- ✓ Generally level site – ideal for
residential development

Arrange a viewing

Commercial North East

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE VIA AUCTION: Terms and conditions apply.

RESIDENTIAL DEVELOPMENT OPPORTUNITY – PLANNING CONSENTS FOR UP TO 12 DWELLINGS.

8 semi-detached dwellings — 6 × 3-bedroom and 2 × 4-bedroom.

4 x townhouses

Level site extending to approximately over 1 acres, benefiting from full planning permission for 8 dwellings together with outline planning permission for a further 4 dwellings, with all reserved matters approved. The consented schemes comprise a mix of three-bedroom townhouses and three and four-bedroom semi-detached homes, with estimated end values in the region of £220,000–£250,000 per dwelling. Situated in a prime location in Cambois, a Coastal village location close to beach, primary school and local amenities, with ongoing regeneration and infrastructure investment nearby. Freehold with vacant possession.

Wembley Gardens occupies an attractive coastal village setting in Cambois, combining proximity to the Northumberland coastline with convenient access to the wider amenities of Blyth and South East Northumberland.

The site is located close to the beach and coastline, offering residents access to coastal walks, open spaces, sea views and the natural environment around the Wansbeck Estuary. The wider Northumberland coast provides an exceptional recreational setting, with extensive beaches, walking routes, nature reserves and family leisure opportunities.

For families, Cambois benefits from its own primary school, while a wider range of education, shopping, healthcare, leisure and everyday services is available in nearby Blyth, Bedlington and the surrounding area.

The lifestyle appeal is complemented by substantial investment taking place across Cambois and Blyth. Close to major Cambois regeneration including the up to £10bn QTS data centre investment, alongside wider investment in employment, skills, energy, transport and regeneration infrastructure. This combination of coastal living, access to local services, family amenities and significant long-term economic investment provides a strong backdrop for new residential development.

Regeneration & Investment:

Cambois and the wider Blyth area are benefiting from significant public and private investment, creating a compelling backdrop for residential development. Most notably, the former power station site at Cambois is being transformed into QTS's major data centre campus, backed by funds managed by affiliates of Blackstone, representing investment of up to £10 billion. Enabling works commenced in 2025, with construction progressing from 2026. The development is expected to generate substantial construction, operational and wider employment opportunities.

This investment sits alongside the established Energy Central clean-energy cluster, ongoing investment in skills and innovation through Energy Central Campus, the Northumberland Line, and wider regeneration initiatives across Blyth. Together these investments are expected to strengthen employment, infrastructure and the long-term economic profile of the area.

Indicative sale boundary shown edged red – subject to final Transfer Plan/legal pack.

We are advised an application has been approved for reserved matters on the outline planning. Further information can be found on Northumberland County Council Website.

PLEASE NOTE THE SALE IS SUBJECT TO TRANSFER OF PART - REFER TO LEGAL PACK.

VIEWINGS STRICTLY BY APPOINTMENT ONLY.

Price: Starting Bid £550,000

Property Type: Land & Development

Internal Size: 43895 Square Feet

External Size: 43895 Square Feet

Location, Amenities & Investment Appeal

Cambois is a charming and increasingly popular seaside village within Northumberland, well known for its coastal setting, natural beauty, and growing investment profile. Local amenities include cafés, public houses, holiday accommodation, and healthcare facilities. The site is located within very close proximity to the beach, offering attractive coastal views and access to the North Sea, while the Wansbeck Estuary and surrounding coastal environment is just a short walk away.

The area is currently benefiting from significant regeneration and infrastructure investment, the Northumberland Line rail project, and ongoing new-build residential schemes such as those delivered by Amethyst Homes, further enhancing the long-term appeal of the location.



Site Details

An excellent opportunity to acquire a prime residential development site in the coastal village of Cambois, Northumberland. The site benefits from a generally level topography, making it well suited to residential construction.



Planning Permissions & Consents

The site currently benefits from full planning permission for eight semi detached dwellings, in addition to existing outline planning consent for a further four townhouses, offering clear potential for a multi-unit residential scheme. Full details can be found via Northumberland County Council's planning portal under references 23/04600/FUL and 23/00705/OUT.



Approved Housing Mix & Value Potential

The approved scheme comprises a mix of three-bedroom townhouses and four-bedroom semi detached homes, designed to meet strong local demand for modern family housing. Based on current market conditions, we estimate end values in the region of £220,000 to £250,000 per dwelling, depending on specification and house type.



Disclaimer

Any reference to planning permissions, development potential, proposed schemes, or estimated values is based on information available at the time of preparation and is provided without guarantee. Interested parties must satisfy themselves as to the accuracy of all information, including (but not limited to) planning status, permitted uses, site conditions, services, boundaries, and all legal, technical, and financial matters.

No responsibility is accepted for any loss or expense incurred as a result of reliance upon the information contained herein. Prospective purchasers are strongly advised to undertake their own independent investigations, surveys, legal enquiries, and professional advice prior to any commitment to purchase.



Additional Information

For further information please contact our Ashington office direct on 01670 568096, or alternatively via e-mail on ashington@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Wembley Gardens, Cambois, Blyth, Northumberland, NE24 1RZ

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

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