



## 1 bed terraced house to buy in

Market Place, Belford, Northumberland,  
NE70 7ND

# £240,000

 x1  x1  x5

Tenure

**Freehold**

## Property features

- ✓ 5.5m to Bamburgh Castle and
- ✓ Previously Belford Craft Gallery and Pottery
- ✓ House, Large Shop and Separate Workshops
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Commercial North East

0191 737 1230  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

### Key Features

- Substantial mixed-use property in central village location with scope for residential conversion of the outbuildings and shop (subject to local authority consent) & potential to create three to four self-contained residential units in total
- Large ground floor retail unit with potential to convert into a flat (STP)
- One-bedroom maisonette flat with entrance hallway, cloakroom WC, vaulted ceiling lounge, kitchen, and en-suite wet room with gas-central heating.
- Substantial stone and slate roofed workshop with three rooms, utility, triple garage, cloakroom WC and attic room with space for 2 beds etc.
- Private walled garden with seating area and separate spacious garden office.
- Excellent location with bus stop immediately outside the property accessing Alnwick, Newcastle & Berwick Upon Tweed and heritage coastline. The Holy Island of Lindisfarne is approximately 20 minutes away by car and Bamburgh castle is just over five miles away.
- Seahouses nearby Bamburgh provides boat access to the Farne islands and to the west of Belford is the Cheviot National Park (circa 15 minutes drive).
- For those that love the outdoors there is excellent Bird watching at Budle Bay (3.5 miles away) and the Farne Islands.
- Of national acclaim is Bowden Doors for those climbing enthusiasts (2.5 miles away on the hill behind Belford)
- Good range of village amenities including Co-op supermarket, doctors, pubs, cafes and a delicatessen.

## Description

A rare opportunity to acquire a substantial and versatile property located in the historic Northumberland village of Belford. Belford is located in close proximity to Bamburgh ranked as having the most beautiful beach in the UK overlooked by the famous Bamburgh castle which dates back to the 11th Century.

The property currently comprises of a large ground floor retail space (circa 130m<sup>2</sup>), a characterful maisonette flat (98m<sup>2</sup>) and a spacious stone outbuilding with garage/workshop (circa 73m<sup>2</sup>). The property offers exceptional flexibility for investors, developers, or those seeking a live-work arrangement. The property could easily be converted into three to four holiday cottages each with one or 2 bedrooms (STP). Along with the property are 3 parking bays which are currently used by the Black Swan Pub. This would provide welcome parking to support any future planning applications.

The retail unit, previously occupied by multiple businesses simultaneously, traded as an art and craft gallery, post office and shop, and provides an excellent frontage to Market Place.

The one bedroom-maisonette flat is located via a courtyard access which includes an entrance hallway, cloakroom/WC to the ground floor. To the first floor there is a spacious lounge with an impressive vaulted, timber-clad ceiling, a fitted kitchen with dining area, a double bedroom and ensuite wet room.

In the curtilage at the rear, is a large stone outbuilding formerly used as a pottery and workshop and provides extensive additional space which is connected to water and electricity. To the ground floor there are three individual spaces with utility, workshop, and triple garage. Above there is a part- converted attic space which includes a cloakroom/WC, together with a separate room with standing height. This outbuilding has plenty of scope to be converted into a residential property (subject of course to the relevant Local authority consents etc). Externally, there is a private walled garden with seating area and planting, perfect for outdoor dining along with an outdoor work office (with power and lighting).

Council Tax Band: C

Tenure: Freehold

Price: £240,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1820

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Wet room, Level Access Shower

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Location

Belford is a charming and historic village, once a key staging post on the Great North Road. Today, it is a thriving community with a Co-op supermarket, doctors' surgery, pubs, cafes – including the popular Sunnyside Café – and a delicatessen.

The village is served by local bus services connecting to Berwick-upon-Tweed, Alnwick and coastal villages, while excellent road links via the A1 provide quick access both north and south. Budle Bay, part of the Northumberland Coast Area of Outstanding Natural Beauty, is close by, offering breathtaking scenery, wildlife and beaches.

Belford is ideally located just 5 miles from Bamburgh, renowned for its dramatic castle and sweeping sandy beaches, and around 15 miles from Berwick-upon-Tweed, a historic walled town with mainline rail connections to Edinburgh and Newcastle. These destinations, along with the Holy Island of Lindisfarne and the wider Northumberland coastline, draw visitors year-round, making Belford not only a popular and well-conne



## Tenure

The whole premises are held under one freehold title ND200685



## Retail Accomodation

Retail Unit (ground floor)

Large, double-fronted retail space

Flexible commercial or residential conversion potential



## Residential Accommodation

Maisonette flat

Vaulted ceiling lounge with exposed beams and timber finish. Kitchen with fitted units and dining area. Cloakroom WC. Double bedroom with en-suite wet room



## Outbuilding / Workshop

There are three main spaces including utility, storage space with large casement windows and garage with roller door. There is also a part converted loft space above with WC and room with Velux window. Potential for residential conversion (STP)

External

Private walled garden with patio and planting

Workshop outbuilding to rear



## Business Rates

Previous rateable value (1 April 2017 to 1 August 2022)  
£3,800



## Services

Connected to mains water, electricity, gas and mains drainage.



## Further Information

Viewing by appointment only.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Market Place, Belford, Northumberland, NE70 7ND

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

